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MANAYUNK AS A HISTORIC DISTRICT

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INTRODUCTION

Interest in Manayunk has increased over the years as evidenced by a large amount of literature that has been printed on the subject. Students have gathered this material to study the area in terms of successful rehabilitation and redevelopment projects. It is the purpose of this study to examine Manayunk not as an area for rehabilitation or redevelopment, but to propose it as a Historic District. Although only Manayunk's Main Street was listed on the National Register for Historic Places in 1973, Main Street should be incorporated with its neighboring streets to maintain the cohesiveness of Manayunk as an industrial center. Manayunk's historical, cultural and architectural resources located to the North of Main Street are surveyed in this thesis in order that they may be identified and protected within an Historic District.

Main Street's buildings possessing architectural and historical significance have already received recognition and attention as a result of designating Main Street a historic district. However, these buildings should not be separated from the vernacular buildings and spaces which convey a sense of location, design, setting material and association. The historic buildings listed on the National Register cannot stand alone without the anonymous structures which surround it. The linkage of historic buildings with vernacular buildings not only shapes and defines the character of the neighborhood, but also gives greater

cohesion to the area.

The vernacular row houses to be discussed are of certain type: these are stuccoed and/or sheathed in Wissahickon Schist. They are in a given area: they are located on the steep hills of Manayunk. They are of a certain time: the later nineteenth century. Characteristics of vernacular buildings are permanent rather than temporary. They are the products of local people meeting simple functional requirements according to functional plans. The vernacular row houses in Manayunk are the homes of work builder's who cared but little for architectural handbook architecture. The local builder produced specialized architectural designs in which the inhabitant did not participate in the design process, but rather became its consumer.

The historic buildings on Main Street are the back bone of Manayunk. These buildings are warehouses, mills, and commercial establishments that together with the uniform, domestic structures located to the North of the historic buildings possess a sense of time and space. These vernacular structures are the thematic continuities, the physical characteristics, which contribute to Manayunk's historic environment through texture, building type, space and topography. Moreover, study of their scale, proportion, rhythm and material become an established criteria for determining the significance of vernacular structures. The recognition of these qualities in the environment heightens the visual impact of the neighborhood. When defining and establishing a district, these characteristics ought to be

accounted for to maintain the collective image and character.

A change within this historic environment, whether in the form of new construction, alteration, or destruction introduces new elements. New structures surrounding major buildings of historical and architectural significance will either give the major buildings a new meaning and strength or destroy it. The sense of cohesiveness will be either strengthened or weakened. To maintain a sense of place and time within a historic district, anonymous structures should be recognized as much as the major buildings. The neglect of acknowledging and responding to vernacular buildings ruins the historic urban fabric, leaving the significant buildings as remnants of history or monuments of aesthetic value.

To those who know of Manayunk, the name itself brings to mind an identifiable area, in terms of an ethnic neighborhood in a physical space. To understand this space, it is necessary to study the spatial character of the neighborhood. This spatial analysis deals with the social and cultural center of the neighborhood, as identified through observation, and see how these factors nurture a sense of place. Manayunk is made of people who work, worship, shop and live within the same area. This interaction of individuals, religious and commercial activity defines the neighborhood. It establishes a physical edge that defines the neighborhood.

Manayunk's edges may be determined by both the concentration of buildings, mills and structures; and the topography of the area. Since its early establishment in the later 17th century, Manayunk's boundary has been defined by a concentration of buildings located to the North and South of Wissahickon Avenue and the Schuylkill River; the East and West of Shurs Lane and Domino Lane, respectively. (see illustration A). A later map, dating roughly to 1861, shows a heavier concentration of buildings between Shurs Lane and Fountain Street. (see illustration B). The conglomeration of mills, warehouses, and retail stores along the canal and Main Street, in addition to the rows of attached working houses that extend northward from the river to Manayunk Street, determine the historical boundary. These edges are references to the interior and exterior of the neighborhood. They provide for the "feeling" of entering and leaving Manayunk. The topography of Manayunk is the greatest factor contributing to this "feeling." The steep hills, narrow streets and exposed cliffs let one know immediately that he or she is entering Manayunk. This physical factor defines Manayunk so greatly there is no mistaking it for another neighborhood.

This boundary continues to physically define Manayunk today. The historic district's borderline of Main Street creates a new edge. The district's boundary runs from Shurs Lane on the East, to Flat Rock Dam on the West; and the Schuylkill River on the South, to Cresson Avenue on the North. (see illustration C). Breaking the early boundary

disrupts a perceived understanding of the neighborhood's edges. It is hoped that as a result of this thesis the historical border of Manayunk will appear significant enough to expand the northern boundary line of Main Street's historic district.

CHAPTER ONE

History of Manayunk

Manayunk is a section of Philadelphia tucked away in the Wissahickon Valley that lies at the northeast bank of the Schuylkill River (see illustration D). It is a tight-knit neighborhood that still possesses the appearance of an industrial town. It is characterized by the ethnicity and pride projected by its Italian, Polish, German and Irish residents. It is a neighborhood where families have remained for generations.

> Manayunk is the place where hardly anyone ever moves away from (when you remark that Manayunk could be the next area of development for the hordes of the young and socially mobile to move into, a Manayunker will look at you in honest surprise and ask who on earth would sell their house).[1]

Manayunk stands 5 miles apart from the city of Philadelphia as it is physically separated and isolated by the Schuylkill River and the Wissahickon Cliffs. The common saying: "you can take the boy out of Manayunk, but you can't take the yunk out of the boy"[2] suggests Manayunk may be regarded as a town. In fact, the narrow streets, churches, mills, canal and very smallness of the neighborhood give Manayunk a sense of an old-fashioned, protective community. These public spaces and buildings still carry within them the early history of Manayunk as a town of the nineteenth century. Manayunk is only one of the many industrial seats that emerged in the state of Pennsylvania at the turn of the century. Aston, Chester, Germantown, Kensington, and

Rockdale are other industrial locations. The rise of these cities as industrial centers is marked specifically by the British industrial revolution of the eighteenth century.

In the mid-eighteenth century England went through a metamorphic stage. The country's population increased drastically, with children constituting the majority. Families no longer worked independently in the country, but rather crowded together as labor force in such counties as Lancashire, Leeds, Yorkshire and Bradford.[3] Irish families, in particular, flocked to England and Scotland to work in textile factories and mills. Hamlets became towns, land that was once uncultivated was parcelled out and enclosed, and roads were widened for easier transportation and communication. The state began to play a less dominating role as individuals began undermining traditional sanctions with ideas of progress and innovation.[4] A keen interest in technology, the growing supplies of land, labor, and capital gave rise to the industrial revolution in England. During those years, England remained the training ground for individuals who were later to leave the country because of religious and political persecution.

Early settlers to the American colonies brought with them knowledge of manufacturing from England. In Philadelphia, the first grist mill was built in Germantown in 1683-4 by Richard Towsend, a friend of William Penn. Towsend also had a mill erected along Chester Creek. This mill was built of materials which Towsend had bought, ready framed from London.[5] In 1790 Samuel Slater, a British

immigrant, built from memory the first water frame and other materials necessary for a mill factory in Rhode Island.[6] Twenty years later, Slater arrived in Philadelphia with his personal drawings of cotton-machinery. Through these drawings, Slater advertised his skills, and within weeks after his arrival, he began to build looms for weaving cotton lace in several Philadelphia factories.

There is no doubt that New England possessed the first successful cotton mills in the colonies. This was partially due to the fact the New England had at its disposal a vast amount of water power and available capital. Massachusetts, Providence, Falls River and Lowell were the centers of heavy industry. In the middle states New York and Maryland also contained numerous cotton manufacturers. The state of Pennsylvania, however, held the largest concentration of cotton factories in the early nineteenth century.[7] After 1815, it shared this distinction with Boston.[8] In Philadelphia the variety of manufacturers goods consisted of cashmeres, Kentucky jeans, shawls, flannels and Linsey's-woolen plaids.[9] These textiled fabrics were categorized in two classes: "Philadelphia Goods" and "Imported." The former comprised sundry heavy articles essential in domestic use; the latter consisted of delicate, ornamental fabrics that could be sold to New York or, at times, in Philadelphia disguised as a German or Parisian good.[10]

Manufacturers directed their energies first to the production of useful fabrics and later competed with one another in the finer fabrics.[11] These businessmen strove

for variety, quality, and style. Philadelphia stood in good repute. The city prided itself on the excellence and number of goods produced. In 1857, the city received the following commendation from the Manayunk Sentinel and Star:

> Men who would not go to "Raw Chenery" in Georgia, for $1000 a year, not to Pittsburgh for $900, nor to Lowell for $850, eagerly come to Philadelphia for $800. Philadelphia has thus the pick and choice, at less wages, of mechanic of the Union. Hence, too, the name Philadelphia Mechanic, has become synonymous with skill and superiority in workmanship. We simply state a well tested fact, when we assert that a mechanic, travelling with favorable credentials from reputable workshops in this city, will be preferred to fill the first vacancy in any similar establishment, not merely in most places throughout the U.S., but in portions of Europe.[12]

The Establishment of Manayunk

Manayunk was originally part of Roxborough Township. The earliest reference to Roxborough is an 1681-82 map made by Thomas Homes, Surveyor General to William Penn. (see illustration A). Manayunk was then divided into eleven tracts of land, each one marked with the name of the patentee, to whom William Penn had granted the land.[13] It is probable that these patentees never resided in the township. These tracts of land were taken up as speculation and were not lived on until the second or third purchases in the mid-1700's.

The Schuylkill Navigation Company is responsible for the existence of Manayunk. In 1815, the Pennsylvania Legislature chartered the Schuylkill Navigation Company which began to build a canal in Manayunk. This project was visualized as early as the seventeenth century by William

Penn who thought of a canal linking the Schuylkill River with the Susquehanna, providing transportation from Philadelphia to the western part of the state.[14] Construction of the canal provided good locations for mills to be erected. A strip of land situated between the canal and the Schuylkill River called Venice Island contained a substantial number of mills. These mills operated from the water power they received from both the river and canal. Bridges crossing the canal linked the mills with mill offices situated on Main Street. (see illustration E).

Ariel Cooly, A British engineer, from Connecticut, was asked by the Schuylkill Navigation Company to construct the dam since he already possessed the skill of constructing dams. Cooly's engineering knowledge, however, was still lacking because the works at Manayunk had to be rebuilt two or three times over.[15] The Manayunk canal provided not only a power source to industries, but was also a navigable route for the transportation of coal, in the later nineteenth century. Coal was transported from the Delaware River areas and the coal regions around Lehigh. The Manayunk canal was part of the Schuylkill Canal System which connected land located in the western part of Pennsylvania to other operations along the eastern seaboard.[16] Rates were high and effective competition to the canal was at hand. This monopoly, however, soon waned. The construction of the Reading Railroad in 1854 was authorized by the state legislature to break the monopoly of the canal and build up the competition. (see illustration F).

> For many years a rivalry existed between the Reading Railroad Company and the Schuylkill Navigation Company. This arose from the fact that each afforded an outlet from the same region to the same market, and that the produce of coal was not sufficient to employ to the full extent the carrying capacity of both these companies. This induced competition, prevented powerful monopoly, and considered the canal operator cheap tolls and freights.[17]

During the 1840's, the Philadelphia and Reading Railroad transported more coal than the canal.[18] In response to this competition, the canal lowered its prices and enlarged the canal. For 10 years, 1850-1860, the canal raised and maintained its pride for carrying the greatest tonnage of coal.[19] During the Civil War, however, trains increased in importance because of their efficiency and promptness. Railroads began to surpass the means of transportation provided by the canal. By the 1870's, the canal was leased to the Reading Railroad and all major commercial activity on the canal ceased.

Manayunk as a Mill Town

Information on early settlers is scarce, and much depends on the deeds and wills. Early city directories provide historical facts, and recollections written by local residents at the end of the nineteenth century also provide rich detail and history. Among the first settlers of Roxborough Township were the Cooks, Holgates, Leverings, Righters, Rittenhouses, Robesons and Woods.[20] Early sketches of Manayunk give full accounts of these individuals.

An interesting and well-worth noting individual is the Austrian born Joseph Ripka. Ripka stands apart from his colleagues in that he owned and operated the largest mills in Manayunk.[21] Since the age of twelve, Ripka had worked as a damask weaver and, later, silk weaver in Austria, Switzerland, France and Spain. In 1816, Ripka left for the United States and in 1836 established himself in Manayunk. From 1840-1850, Ripka has 1000 power looms in his mills in Manayunk and was known as the largest cotton manufacturer in the country. (see illustration G). Mexico, Texas and other southern states received his goods.[22] Ripka employed 1500 workers, ran 150,000 cotton spindles and finished, dyed and sold his products. He is remembered as Manayunk's King of the Textile Industry.[23]

In 1804, Manayunk had seven mills and nearly forty houses. Four years later, ten mills were in operation and six were in the process of erection. John Towers bought the first water power and in 1819 built the first mill in Flat Rock (Manayunk).[24] Towers occupied the first two stories of the mill and made cotton bogging, thread and twine. Other parts of his mill were later leased to Edward and John Preston. Isaac Baird leased the third story and manufactured cotton. Charles Hagner, Manayunk's first historian, bought a second power source in 1820 and had his mills erected in the early 1820's.

During 1800-1820, Manayunk was a small village known as Flat Rock. It derived its name from a flat rock lying below the Flat Rock bridge. In 1815, citizens of Flat Rock held a

meeting to find a more appropriate name for their town. "Udorivia," "Bridge Water," and "Towerville," in honor of the town's first resident Captain John Towers, were names proposed and debated. It was later agreed upon to give the town the Indian word "where we go to drink" - Manayunk. (see illustration H).

Reverend C. Vamcleaf, pastor of the German Reformed Church in Manayunk, provides the first census taken in 1827. The census shows that 147 families lived in Manayunk. Five hundred and fifty families were males, 540 were females. Two hundred and fourty-four were men, 306 were women, 282 were boys and 266 were girls, 24 were blacks.[25] In 1831, Charles Hagner took the census and discovered that Manayunk possessed 317 dwellings and 2,070 inhabitants.[26] (see illustration I). Five years later, Joseph Gilkinson Took the census and noted 541 homes, 1,420 white males, 1,729 females, 16 colored males and 10 colored females.[27]

In 1850, Manayunk was a thriving town with a population of 6,000.[28] A number of mills stood along the river receiving power for the factories. In 1854, the city was incorporated with Roxborough and Wissahickon, comprising the 21st ward in the city of Philadelphia. Joseph Starne Miles describes Manayunk in 1854 as a place where: "The houses are small, but sturdy and strong, with plastered stone walls and steep gable roofs, stepped one above the other as they ascend the hill." Miles goes on to say:

> Mills line the opposite bank of the river, with trees between them and along the water's edge. The clash-clash of the looms and the hum of the mules is heard. Immediately back of the mills is the canal. The boats slowly pass each other, drawn by drowsy mules. The tinkle of the bells is heard as they go by and as the down river boats near the lock, at the horse bridge, the horns blow for the lock tender to open the gate.29

This passage suggests some of the sounds and sights of Manayunk in the mid-nineteenth century. The vivid description of the clashing of looms in the factories and the mules pulling coal along the canal allows us to conjure up the image of an industrial town's activity.

The Civil War brought an end to manufacturing of cotton in Manayunk. Many mill owners switched to the manufacturing of wool and blended wool textiles.[30] Yet at the same time, the Civil War put a great demand on Manayunk for the production of blankets, cloth, flannels and army supplies.[31] The manufacturing industries of such families as the Leverings, Rittenhouses and Ripkas continued to dominate the operations in Manayunk. However, after the Civil War and on to the 1920's, the manufacturing of soap, chemicals and paper increased in importance, leaving behind the production of textiles.

A chain of title done for the mills located along the canal confirms the shift of manufacturing goods to chemicals. For instance, 3 Rector Street may be traced back to 1891 when it was erected and purchased by Archibald Campbell, a manufacturer of yarns. The City Directories show that the later owners of the factory continued to produce yarns until 1920, when Atlas Powder Company began to

produce chemicals. The same is true of 4236 Main Street which was originally the estate of Elizabeth Bolton in the 1860's. Seville Schofield, a manufacturer of yarns, purchased the building in 1866 and continued his business for thirty years. In 1915, the factory shifted its production to chemicals. The reason for this change is due to the fact that demand for chemicals, paper and soap was greater than that for textiles.

By the 1930's, Manayunk was at a low ebb. With energy costs and the advance in the technological production, factories closed. Factories that could afford to relocate moved to regions where water power was no longer an essential factor for the production of chemicals and where manufacturers could have single-level manufacturing space which Manayunk could no longer offer.[32] The exodus of industry along with the rise of the automobile and public transportation caused the commercial activity on Main Street to be driven away. Access to the commercial core of Manayunk constricted trucks and customers from entering the community. Ridge Avenue became the new center of commercial activity for not only the residents of Roxborough, but the residents of Manayunk as well. That visual link between the old mill offices and the mill on the canal was broken as these businesses shifted to a new location.

Despite the exodus of factories and the shift of production from industrial to retail goods, the following two tables of employment rates of five industries and family income indicates that Manayunk's economy is still dominated

by the manufacturing sector. As Table I demonstrates, there has been nearly a 20% decrease in jobs in this sector from 1970 to 1980, respectively. The Depression, therefore, saw the beginning of unemployment in Manayunk which has increased in the past twenty years.

Examination of Table I, also, shows the breakdown of employment of the labor force in Manayunk. The majority of the resident are concentrated in the manufacturing industry. This concentration is reflected in the median years of education of Manayunk residents, which, according to the 1980 census, was 10.8 years.[33] (see illustration J) The median family income figure is another statistic which reflects the average worker; which in 1980 is between $10,000. These two statistics reveal that the average Manayunk worker is a semi-skilled laborer employed in manufacturing.

TABLE I: % of Population Employment by Type of Industry

*Census Tract	Const. 1980	Const. 1970	Man. 1980	Man. 1970	Trade 1980	Trade 1970	Service 1980	Service 1970
209	4.5	4.2	43.7	60.6	20.3	16.3	31.5	18.9
210	5.0	3.7	46.9	63.9	17.4	15.6	30.8	16.8
211	5.2	1.2	39.7	54.9	19.1	15.4	36.0	28.5
213	4.6	2.1	42.5	53.3	19.4	16.1	33.5	28.5
214	3.0	3.6	47.5	61.8	22.6	14.6	27.0	20.0
215	3.8	3.2	49.2	62.3	21.2	12.6	25.7	22.0
Mean	4.3	3.0	44.9	59.4	19.9	15.1	30.7	22.5

TABLE II: Median Income of Families

Census Tract	1970	1980
209	$6,434	$9,995
210	$6,314	$10,743
211	$6,621	$11,479
213	$6,634	$11,939
214	$5,958	$ 9,531
215	$6,124	$11,227
Mean	$6,347	$10,810

Manayunk in the 1970's and 1980's

Between 1930 and 1950 Manayunk remained a quiet, almost neglected neighborhood. Newspaper articles in the later 1950's and early 1960's printed nostalgic articles titled "Old Manayunk" and "Manayunker's are Rugged, Like their Hills."[34] In 1970, the Philadelphia City Planning Commission (PCPC) began a revitalization plan for Manayunk's Main Street. The PCPC designated Main Street a National Historic District in 1973 to promote commercial activity.[35] The significance of Main Street is that Manayunk contributed to the commercial and industrial growth of Philadelphia in the nineteenth century. Manayunk developed, physically, like other New England towns, but, unlike them, was never a company operated or owned center.[36] Commercial establishments in Manayunk were, therefore, able to change with the marketing conditions that emerged in time.

The designation of Main Street consisted of two components: an inventory of buildings and a revitalization

plan. An inventory of the buildings on Main Street and a rating of their significance to the neighborhood was necessary to comprehend the sense of location and feeling of Manayunk.

Like other Main Street projects, Manayunk's Main Street District was established to revitalize commercial and industrial activity. The effect was to provide jobs and additional employment, particularly to the residents of Manayunk. New business could be easily attracted, given Manayunk's proximity to the Schuylkill Expressway and the East River Drive. Center City, Chestnut Hill and Germantown are no more than fifteen minutes away from Manayunk. Moreover, crime rate is low, as is the rent. All these factors are incentives to lure business into Manayunk.

Over the past three years, real estate value has increased because of investors and speculators in the area. However, the increase of value has been gradual and has not affected the value of residential or commercial properties; nor has it affected the income of the residents. Today, property rentals along Main Street go from $350 to $500 for a building with a commercial ground floor and apartments on the upper stories.[37] Ten years ago, the same property rented for $90-$150. The median family income range in 1970 was $7,237-$8,562. Today, the range falls between $14,987-$19,114.[38] The median value of owner occupied units in 1970 was less than $10,000; and in 1980 it is $20,000-$34,000.[37] The presence of speculators, new industry and business on Main Street's historic district is having little

negative repercussions in the neighborhood. Within a ten year period, the median family income and median value of housing units has doubled. This increase, however, is not exclusive to Manayunk.

While investors and speculators are purchasing properties in Manayunk, they are focusing their attention only to Main Street. They are responding to the revitalization program planned and organized by the PCPC. As a result, abandoned buildings have been rehabilitated and jobs have been provided to the residents of the community.

CHAPTER TWO

AN INVENTORY OF BUILDINGS

An inventory of buildings located within the Main Street Historic District was conducted by Elizabeth Mintz and Kay Smith, preservation consultants involved in identifying and protecting historic structures in Philadelphia. In 1973, they evaluated structures on an "A" to "D" system based on no specific criteria. "A" represents significant buildings and structures. "B" represents contributing buildings and structures. "C" represents intrusions. "D" represents linking buildings. Out of the 124 buildings and structures listed in the inventory, 13 are rated as significant, 50 are rated as contributing and 30 are rated as linkages and 31 are rated as intrusions. (see Appendix A,B, and C for listing of buildings.) The inventory shows five types of buildings and structures within the district; early nineteenth century mills, late nineteenth century warehouses and retail shops and working class attached houses.

The mills dating back to the early nineteenth century are located on the south side of Main Street facing the canal. On the north side of Main Street are mixed commercial-residential buildings, retail shops and warehouses dating back to the late nineteenth century. Working class attached houses are interspersed along Main Street and side streets.

Aware that the previous survey of buildings on Main Street was based on no established criteria, I surveyed the buildings based on three classifications: Architectural and Historical Importance, Architectural Integrity and Physical Condition. (see Appendice D I-X) This evaluation is similar to the one used to designate the Vieux Carre in New Orleans as a National Historic District.[39] The system is similar to the one used by the Boston Landmar's Commission to identify and protect buildings of architectural, cultural and historical value in relation to other contributing and non-contributing buildings in the area.

ARCHITECTURAL AND HISTORICAL IMPORTANCE

The rating of buildings for architectural and historical importance was based on a scale of twelve to zero, twelve being the highest value. In the evaluation, "twelve" stood for buildings of major significance. Buildings in this category show great importance to the city of Philadelphia. These buildings reflect a high architectural quality which is reflected in the building's degree of intactness. These buildings also exhibit early examples of building technology. These buildings are distinguished for their urban design value, or regional and local historical importance. Buildings of major significance meet the criteria for designation as Local Landmarks and are individually eligible for listing on the National or Local Register of Historic Places. As a Local Landmark, a design review of proposed exterior alteration would be required. As a National or Local Register property, the building would

qualify for tax incentives for rehabilitation.

On Main Street there are seven properties that are given the highest value. These include:

4228 Main Street
4247 Main Street
4313 Main Street
4323 Main Street
4319 Main Street
4356 Main Street
4334-42 Main Street

In the evaluation system, "eight" represents buildings of local importance. Buildings in this category are significant to Manayunk. These buildings are the work of a local architect, they represent major historical development to the city, or they are a fine example of a particular architectural type. Buildings in this category may be eligible for individual listing on the National or Local Register of Historic Places, or they may make a contribution to a historic district. There is one property on Main Street that falls under this category: 4231 Main Street.

In the evaluation system, "four" represents buildings contributing to the streetscape. Buildings in this category are important to the character of a street and the entire neighborhood. They are an integral part of a visually cohesive streetscape or district. These buildings may carry some architectural distinction in their materials, craftsmanship or detailing, or they may posses some local historical significance. Buildings in this category are not significant enough for designation as Landmarks or for individual listing on the National Register of Historic Places. (see Appendix D - I).

ARCHITECTURAL INTEGRITY

Buildings possessing architectural integrity were rated on a scale of four to zero, four being the highest value. "Four" represents those buildings which are intact. Buildings in this category posses full architectural integrity. No additions or removals have altered the original appearance of the building. (Appendix D-III).

In the evaluation system, "three" represents those buildings which have minor alterations. Buildings in this category have had some degree of alteration that is reversible; hence, integrity of the structure may be restored. (see Appendix D-IV).

In the evaluation system, "two" represents those buildings which have a new and altered ground floor with the upper stories still intact. Buildings in this category have often lost their architectural integrity in order to meet the commercial demands of the establishment and society. The upper stories, in some cases, may possess notable architectural design. (see Appendix E-V for listing of these buildings).

In the evaluation system, "one" represents the alteration of windows, cornice and ground floor with the original design material of the buildings. Buildings in this category are similar to those of category two, but have, in addition, altered windows and cornice in the upper stories. The building's overall design materials are

visible, but their integrity is disturbed by the modifications. (see Appendix D-VI).

In the evaluation system, "zero" represents full alteration of the buildings. Structures in this category possess no integrity due to the presence of new facing material and new window and cornice treatment. (see Appendix D-VII).

PHYSICAL CONDITION

The physical condition of buildings was evaluated on a scale of "four" to "zero," "four" being the highest value. "Four" represents buildings which are in a sound state. Buildings in this category show no evidence of primary structural problems found in the walls, foundation and roof. The following buildings fall under this category:

4257 Main Street
4247 Main Street
4236 Main Street
4228 Main Street
4226 Main Street

In the evaluation system, "three" represents buildings which are in need of minor repair. Buildings in this category face problems in secondary structural components: windows, doors, porches, stairs, and gutters. Buildings also merit cosmetic attention: scraping, cleaning, and painting. (see Appendix D-VIII).

In the evaluation system, "two" represents buildings which are in need of major repair. Buildings in this category show structural problems in the walls, foundation and roof. (see Appendix D-IX).

In the evaluation system, "one" represents buildings which are in a state of dilapidation. Buildings in this category reflect advanced deterioration and run the risk of being torn down and replaced by a new structure. (see Appendix D-X).

In the evaluation system, "zero" represents buildings that are structurally unsound. Buildings in this category are often exposed to the elements (roofless); and are encouraged to be replaced by new structures. In Manayunk these are no buildings that fall under this category.

The buildings surveyed on Main Street were built to serve one of the following functions: heavy industry, warehousing and wholesaling and light industry. In all cases, these buildings are of stone or brick construction. The principles of their design meet functional requirements. Consistent in their design throughout the eighteenth and nineteenth century, mills were rectangular with long and narrow proportions, and of several stories. Interior space was open and unbroken which allowed for the arrangement of machines.

I conducted a third survey to inventory buildings in Manayunk. This survey was conducted within the following boundary: Shurs Lane to Fountain Street; Cresson Street to Manayunk Avenue. (see illustration K and Appendix E for inventory of buildings). The survey shows that 98% of the buildings are utilitarian, working class attached houses constructed of stone rubble covered with white stucco or Wissahickon Schist. The use of Wissahickon Schist

distinguishes these rowhouses from the others found in Philadelphia. In general, these are three story, two-bay wide structures with flat roofs. They have double-hung, two-over-two segmental arched windows and decorated wooden brackets.

The inventory of these residential structures in conjunction with the buildings on Main Street shows a clear hierarchy of land use in Manayunk. The principle buildings are the mills located on Venice Island, between the Schuylkill River and the canal. These mills are linked to their corresponding offices on the south side of Main Street. On the north side of Main Street, retail, commercial and residential buildings stand as sharp contrast. Attached residential buildings occur on the side streets located to the North of Main Street. Little redevelopment has occurred in Manayunk since the 1860's; and the overall physical appearance of the community has changed little since this time.

CHAPTER THREE

THE REVITALIZATION PLAN FOR MAIN STREET

In 1976 the Manayunk Canal Committee, the Manayunk Neighborhood Council, the Business Association of Manayunk (BAM) and the Philadelphia City Planning Commission (PCPC) began a commercial revitalization program of Manayunk's Main Street. These organizations were aware that small commercial establishments received little business in comparison to the larger businesses, such as Warehouse Imports, Propper Brothers and Post Horn.[40] In 1982, Edward L. Crow, Incorporated, a consultant, conducted a market potential study of Manayunk's commercial district which, today, provides the basis for the district's growth and development. Crow urged the residents to maintain and protect the historic, mill-town character of the neighborhood.

> Great care should be taken to preserve and to capitalize on the quaint, historic ethnic, mill-town character of the District while developing the retail aspect of the District. The character can be maintained and preserved in many ways.[41]

In an article titled "A Mill Town in Getting Back in Gear," Gregory R. Byrnes discusses Manayunk's awakening from a long, long sleep. Mr. Byrnes comments on Manayunk's distinctive physical and social traits. Like Crow, Inc., Mr. Byrnes encourages the community to recognize its qualities to attract businesses from Center City and the Main Line..[42] Denise Scott Brown, based in Manayunk, has expressed her interest in the revitalization of Main Street.[43]

The plan, she believes, can be successful as long as outside forces come into Manayunk and contribute to the commercial vitality of Main Street. The following quotation of Scott Brown is cited by Mr. Byrnes in his article on Manayunk:

> Main Street is almost all right. It doesn't need demolition or major renovation. To succeed, it needs some sympathy and understanding. We should go with the grain and find some economic uses that will attract nonresidences here.44

Crow, Inc. produced a five point planning strategy for the Main Street commercial district. Although the report was never published, it was greatly utilized by the Philadelphia City Planning Commission. I was fortunate enough to come across one of these planning strategies: "The Development Program for the Main Street Commercial District." In this analysis, Crow, Inc. noted that although the City had invested in the revitalization of Manayunk by cleaning the canal in the early 1970's, repaving streets and sidewalks and providing trees along Main Street, commercial revitalization still had a long way to go. The reason for this slump was due to a lack of concentration and aim on the part of the commercial establishments on Main Street.

Crow's study shows that in 1980 numerous types of stores and businesses existed on Main Street. These establishments ranged from antique shops to drug stores to restaurants to hobby stores. A look at the City Directory of Philadelphia testifies to the long establishment of these stores and businesses. Manayunk is dotted by two types of use patterns: centralized stores and scattered shops. The scattered shops appear throughout the residential area.

They consist of corner drug stores, laundries, bars and other convenience stores. Despite the topography of the neighborhood, which makes getting around difficult, the scattered shops are successful in Manayunk.

The stores concentrated between the canal and Cresson Street are more problematic than the scatter shops. The building stock in this area consists of two to three story masonry structures, rich in architectural detail and retail and commercial activity. A look at Main Street shows that both east and west ends are strong commercial centers. To the east, G. Whitefield Richards Co. and Apex Alkali Products Co. are doing an expansive business; while to the west, the Post Office, Fire Station and State Store serve the public sector. Between these two points of activity, small retail shops are making old, vacant properties their new homes.

Although the variety of businesses and shops adds to the personality and appeal of Main Street, Crow noted that this variety was also counter-productive since it disintegrated the cohesiveness of a shopping district and catered to specific customers. For instance, the drug store, the bank and home improvement stores serve primarily the 351 households in Manayunk. The large stores, such as Warehouse Imports, Parisian Drapery and Propper Brothers, attract numerous customers who are not necessarily from Manayunk. To verify this statement owners of small establishments and large stores were asked who their most frequent customers were and where they come from. The

response given by shop owners confirms Crow's study. The community shops consistently in small convenience shops; and large stores depend on outside customers.

Today, the Manayunk Neighborhood Council, the Philadelphia Citywide Development Corporation (PCDC), the PCPC and the BAM are directing their energies in accomplishing those goals suggested in Crow's study to promote re-investment in Manayunk. These goals focus on the establishment of three types of retail stores: household furnishings, specialty hobby/repair/craft stores and factory outlet stores. PCPC, PCDC and BAM encourage the concentration of these assorted business and retail stores to strengthen Manayunk's commercial district.

To realize this master plan, a $60,000 Shop Front Rebate was given to businesses renovating buildings and structures within the Main Street Historic District. This rebate along with the previous 25% investment tax credit (ITC) offered a great incentive for the rehabilitation of structures and buildings on Main Street. The Shop Front Rehabilitation Rebate is no longer in effect; and, although the 25% ITC had been reduced to 20% the incentive is still there for the rehabilitation of historic structures and buildings.

In addition to encouraging commercial and industrial activity on Main Street, the city of Philadelphia's 1985-1990 Capital Program and 1986-1991 Capital Program is providing financial assistance for the improvement of Manayunk. Through these programs funding will be given for

site improvements on Main Street. For the 1986 fiscal year, $110,000 is programmed for the installation of curbs and sidewalks from Rector Street to Green Lane on Main Street. Granite will be utilized for curbs and Belgian block for the pavement. Work for this project will begin presently in the spring of this year.[45]

Funding will also go to the Venice Island Playground. $161,000 is budgeted for outdoor play facilities for the neighborhood children. $20,000 is budgeted for a renovation of Manayunk Park, located at Silverwood and Rector Streets. The city's Capital Programs respond to the community's revitalization plan for Main Street. The implementation of these programs reveals the city's concern for an interest in assisting local businesses to develop successfully in Manayunk. This cooperative relationship between the City and Manayunk is essential for maintaining the vivacity and progress of the Historic District.

In the past four years, since the Crow study was conducted, a minimum of ten stores have appeared on Main Street. These commercial establishments consist of restaurants, a bakery, a gallery, kitchen and bathroom appliance stores and craft shops.

The Historic District and its Affects

To survive in our urbanistic society, Manayunk has had to compete for capital and people. The designation of Main Street as a National Historic District created an environment that offers retail services, recreation,

employment and attractive surroundings. Historic preservation on Main Street has enhanced a heritage. It has rekindled a memory and has brought out a sense of Manayunk's continuity and change through the juxtaposition of the old and the new.

The revitalization of Main Street is centered on an image. The objective has been to preserve a myriad of physical factors on Main Street that work in tandem with commercial activities. The approach of making Main Street a viable community resource was facilitated by the local interest groups of Manayunk and the city of Philadelphia. Organization, promotion and economic restructuring played key roles is designing this comprehensive plan. The revitalization of Main Street can be observed through the new galleries, bakeries and, more significantly, restaurants. The tattered, neglected and grim character of Main Street no longer exists. It is replaced by a new image that brings to mind a fear of possible destabilization of the neighborhood with an increase of property value caused by the influx of young, upwardly mobile couples and developers. Young couples may be attracted to Manayunk, but they will be lured into Main Street rather than to the residential community.

CHAPTER FOUR

MANAYUNK AND HISTORIC PRESERVATION

Properties worthy of preservation are officially listed on the National Register for Historic Preservation established by the Secretary of the Interior under the provision of Section 101 of the National Historic Preservation Act (NHPA) of 1966. The Advisory Council on Historic Preservation administers the program in conjunction with the Pennsylvania Historical and Museum Commission. Listing on the National Register entitles the property owner to receive tax incentives for rehabilitation, gives the property honorary recognition, and protects the property from any Federal undertaking that may harm it.

The NHPA of 1966 subjects certified properties listed on the National Register to Section 106 Review. This authorized Federal agencies to consider the effect any undertaking they may do to districts, sites, structures, objects or buildings. The Advisory Council on Historic Preservation must have the opportunity to comment on the impact of the Federal undertaking.

Investment tax credits (ITC's) have encouraged investment in historic buildings and the revitalization of historic areas since 1976.[46] The Economic Recovery Act (ERTA) of 1981 provided a 25% ITC for the rehabilitation of certified historic structures, as long as the property was an income-producing building. In 1986, the 25% ITC was reduced to 20%. Despite this reduction, ERTA provides a

great incentive for rehabilitating old neighborhoods and buildings. Under the Investment Tax Credit of 1986, certified properties are eligible for tax credit provided they are depreciable, if property is rented. Properties in Manayunk eligible for certification are single-family residences which are not eligible for tax benefits. An additional tax incentive for certified properties on the National Register is a facade easement. The value of the facade easement may be deduced from the individual's Federal or State income taxes as a charitable contribution.

Certification of residential buildings in Manayunk should not depend on the available ITC's. I do not see this as a motive for listing historic properties on the National or Local Register. Manayunk is worthy of being listed on either register on the basis of instilling community pride, promoting the city's history and protecting its community resources.

A National Registered property is not subject to controls or regulations within the district. The National Register recognizes the significance of the property and allows it to undergo rehabilitation through tax credits.

Established by State laws, a Local Ordinance may certify an area as historic. The State of Pennsylvania Bureau of Historic Preservation and local authorities may designate the historic district on the Pennsylvania List of Historic Places. Like the National Register, certified properties on the Local Ordinance may benefit from tax credits for rehabilitation purposes. However, a Local

Ordinance provides a more effective and direct protection on historic structures. A local Architectural Review Board monitors all alterations, additions and removals on historic properties.

The protection of Manayunk's historic, cultural and architectural resources should be based on a sound survey. Section 202(a) of the 1980 amendments to the NHPA mandates that a survey of properties be made to designate an area or a building on the National Register. The inventory of objects, structures and buildings recognizes the quality and quantity of resources. Included in every survey should be: historic and common name of resource, location, owner's name, date of construction, architect/builder, physical description, statement of significance, condition and original and current function. The survey offers substantial documentation of the resources which should be incorporated with the community's established policies and ordinances.[46]

Certification of Manayunk's residential community, either on the National Register or by a Local Ordinance, identifies, catalogues and protects the community's resources. Due to the minimal advantage the National Register offers Manayunk, I suggest that Manayunk initiate its preservation plan through the Local Ordinance. Local authorities can and should promote preservation ordinances at community meetings which foster awareness and sensitive treatment to historic properties.

Assistance at the local level allows for expediency. Designation of a historic district ordinance takes a minimum of three months. It does not involve the approval of a state review board which can usually delay the nomination process.[47]

Designation of an historic district ordinance authorizes that the boundaries of the area be subjected to regulatory powers.

> A historic district ordinance...is the designation of one or more historic districts within which certain activities respecting buildings are controlled. Because the area in question is finit and identifiable this type of ordinance is similar and may be part of a zoning law.48

Usually, the Planning Board functions as the commission which regulates the activity in an historic district ordinance when it is zoned into the city code. The PCPC falls under this category. Since the designation of Main Street as National Historic District in 1973, the PCPC has monitored this district's commercial and industrial activity.

According to the Historic District Ordinance, the Planning Board, also, has the power to appoint an Advisory Committee that is unable to designate a historic, cultural and architectural resource.[49] The PCPC has and continues to work in unison with the Philadelphia Historical Commission, which has the right to designate historic, cultural and architectural resources.

Should Manayunk become a Historic District through the Local Ordinance, the PCPC would continue its role in promoting commercial and industrial activity on Main Street;

and the Philadelphia Historical Commission would, also, continue identifying and protecting resources.

The advantage I see of the preservation plan for Manayunk is that the community will benefit from the protective measures it dictates. These include:

1) Protection of historical, architectural and cultural resources to one area. Historical and architectural industrial and commercial buildings will be maintained on Main Street. Cultural resources will be protected in their established portion of the neighborhood.

2) Zoned districts would emerge as a result of limiting resources to their particular location. Since Manayunk's residential and commercial area are clearly visible, zoning of these two segments is ideal.

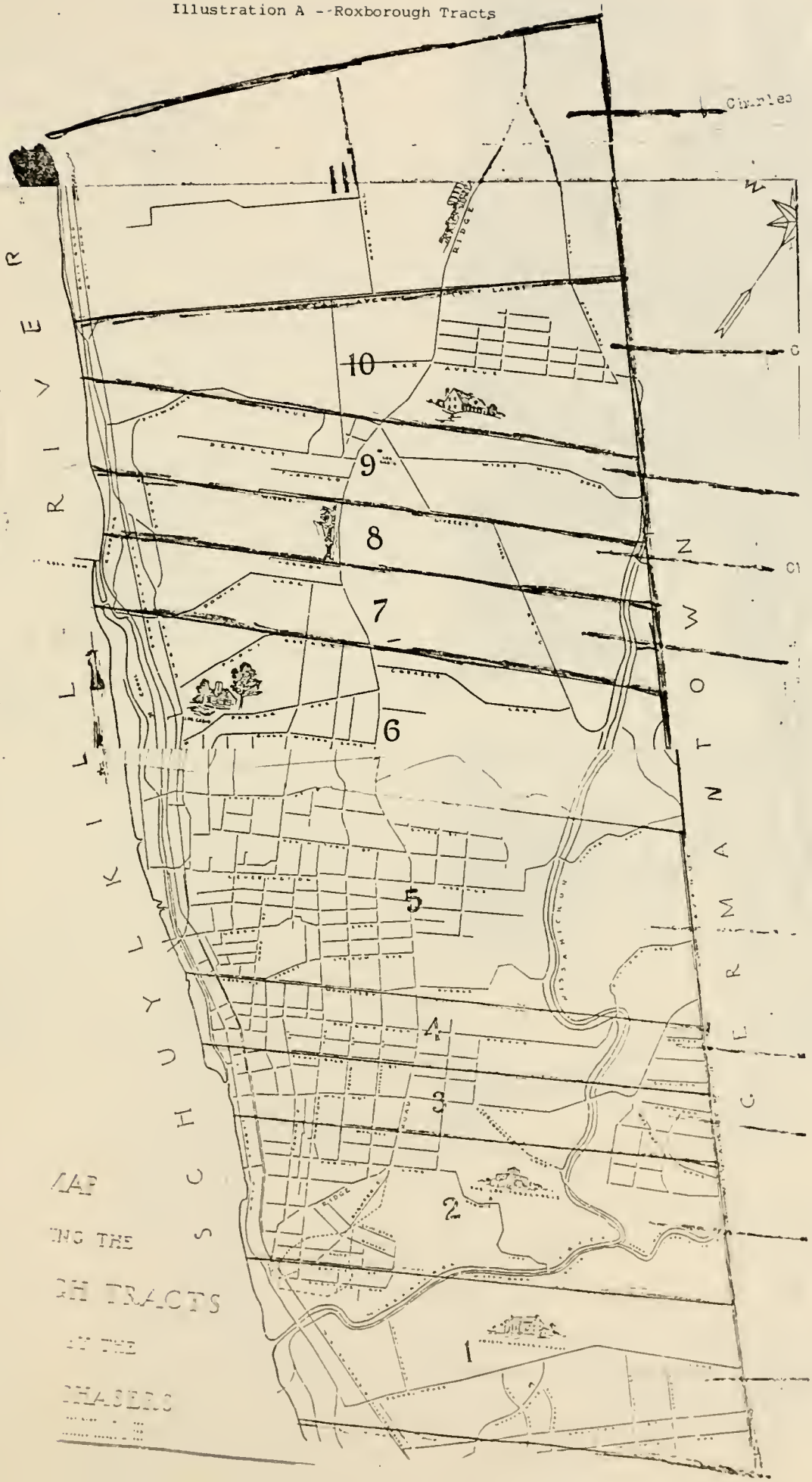
In addition to a Historic District Ordinance, I recommend that Landmarks Commission be established to identify, designate and protect historic properties in Manayunk. Main Street possesses Manayunk's largest architectural and historically significant buildings. The evaluation of these buildings, as is shown in Appendix , indicates the buildings which merit protection against demolition, deterioration and new construction. The attached residential buildings, located to the North of Main Street, are not as architecturally significant as those on Main Street, but are historically an integral part of the district. Collectively, these residential buildings are consistent in scale, rhythm, proportion and material. Every effort should be made to maintain this relation throughout

the neighborhood.

For the Landmarks Commission to be effective in designating preservation programs, it is essential that at least two of the members be professionals in either architecture, history, planning, technology or archeology. These individuals should be accessible to the community and those interested in the neighborhood.

As a historic District, Manayunk's boundaries would enclose the Manayunk Canal, Main Street and the industrial village which expands up into the hills. These boundaries illustrate Manayunk as an industrial nineteenth century town. A pattern of land use is clearly seen by the mill structures located near the canal, the commercial strip on Main Street and the attached row houses situated to the north. Manayunk is a fine and intact example of an old urban mill town.

Illustration A --Roxborough Tracts



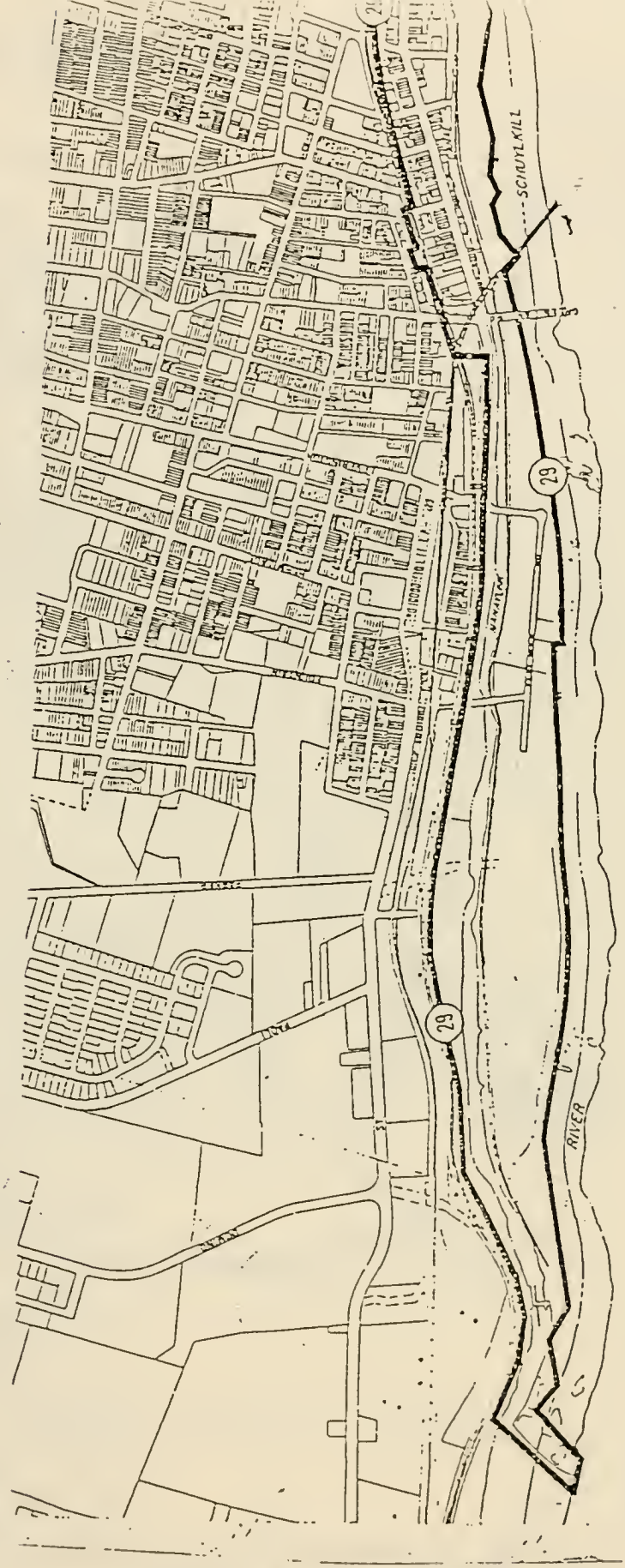


Illustration C- Manayunk's Main Street Historic District, 1973

Illustration B - 1861 Survey of Manayunk

CITY OF PHILADELPHIA

Illustration D - Manayunk/Roxborough

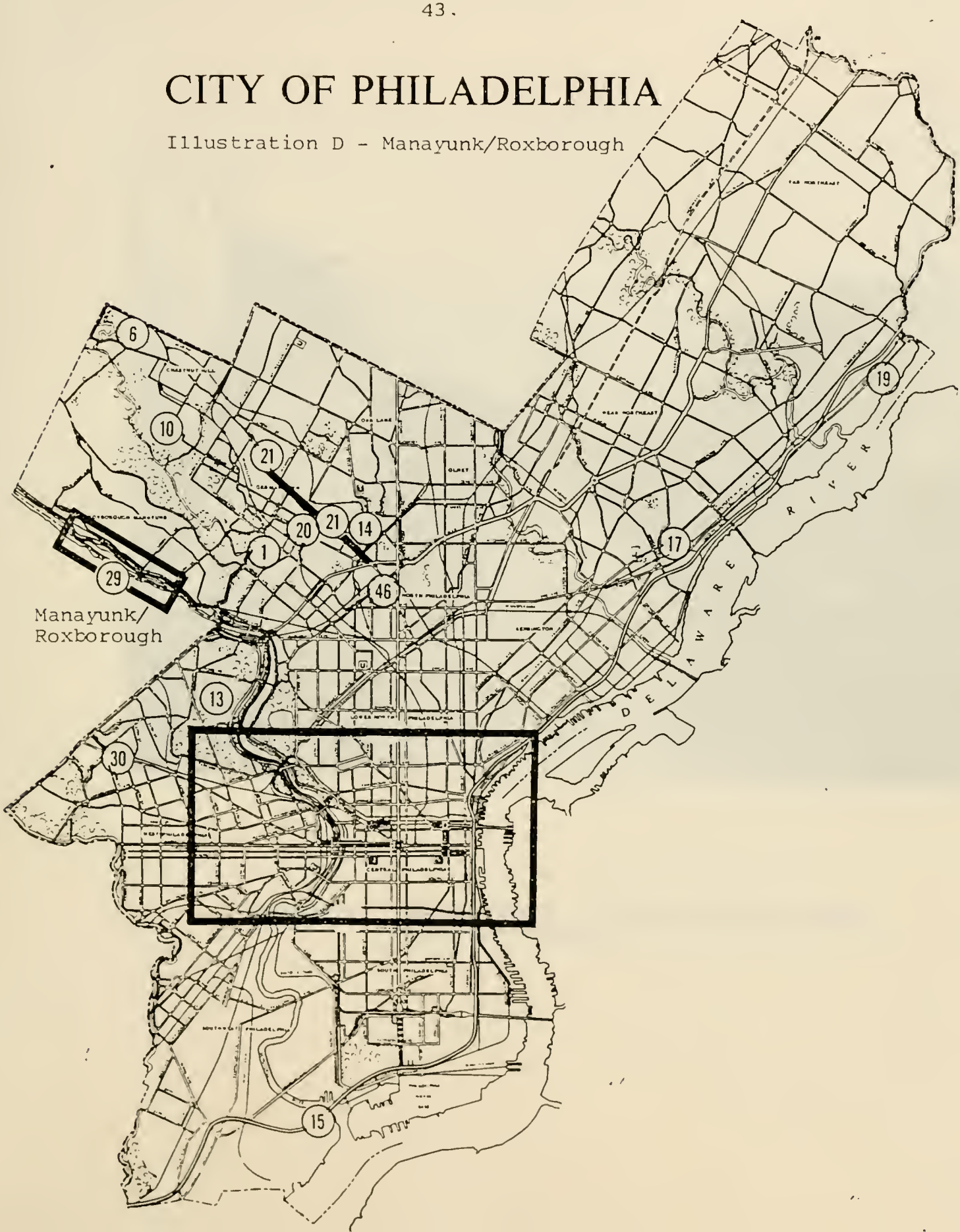


Illustration E - Manayunk Canal. Courtesy of the Pennsylvania Historical Society.

Illustration F - Construction of the Reading Railroad in 1854.
Courtesy of the Pennsylvania Historical Society.

Illustration G - Joseph Ripka Mills. Courtesy of the Pennsylvania Historical Society.

Illustration H - Manayunk in the 1820's. Courtesy of the Pennsylvania Historical Society.

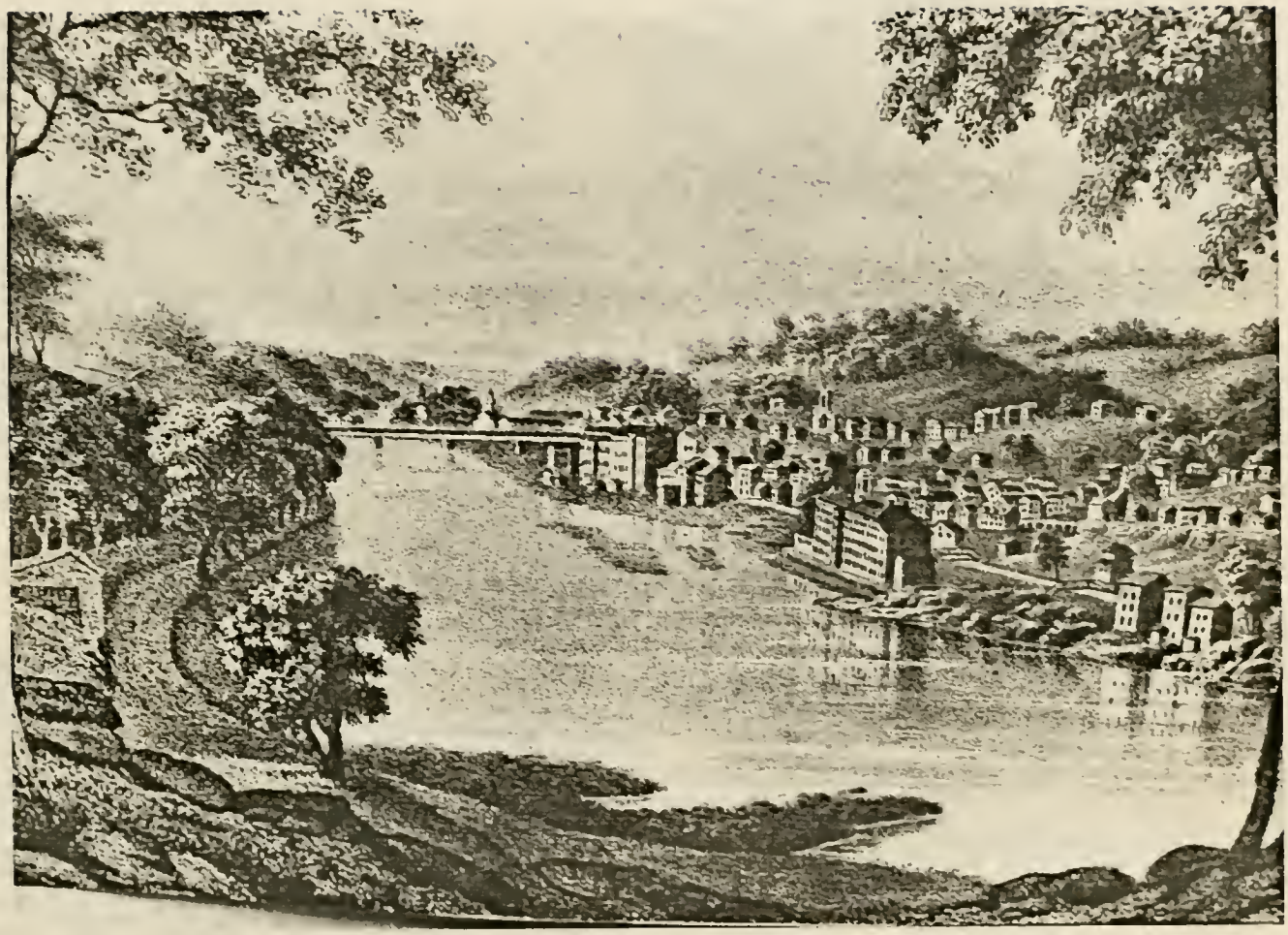


Illustration I - Manayunk in the 1830's. Courtesy of the Pennsylvania Historical Society.

Illustration J - Philadelphia
Census Tracts

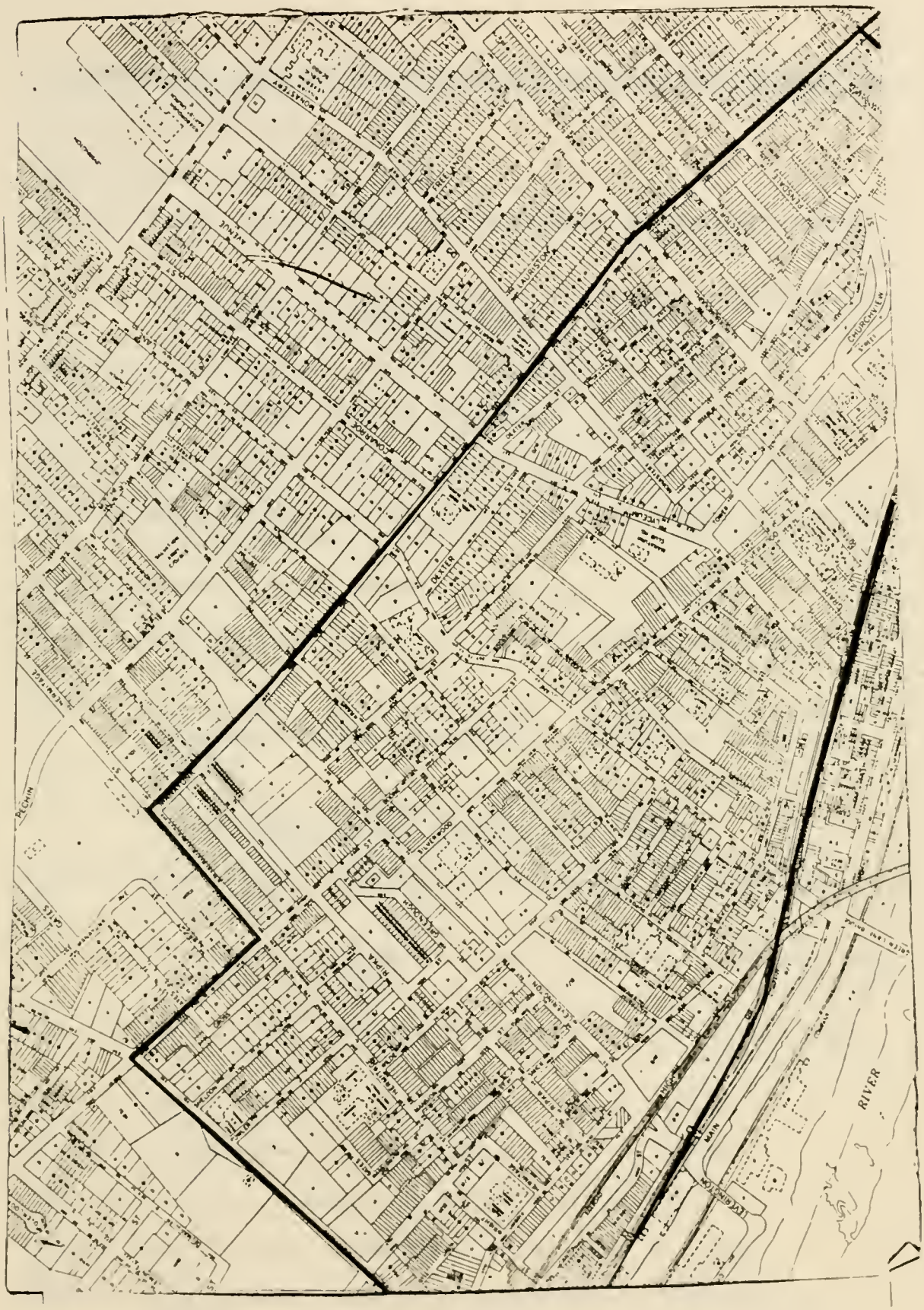


Illustration K - Map of Manayunk, 1985
Proposed District Boundaries

Appendix A: List of Contributing Buildings and Structures

4030-32 Main Street, c. 1860.

4040-48 Main Street, c. 1860.

111-113 Shurs Lane, Industrial Building, W. Struse & Sons, Co., c. 1875.

106-108 Shurs Lane, Industrial Mill Building, Something New & Uniform Unlimited Stores, c. 1870.

4105-4111 Main Street, Row of residence, c. 1850.

4119-29 Main Street, Row of residence, c. 1860.

4135-41 Main Street, Row of residence and bar, c. 1850.

4161-69 Main Street, Row of residence with some first floor storefronts, c. 1870.

103-115 Pensdale Ave., Workers housing, c. 1850.

4226-28 Main Street, Mixed use commercial/residential, c. 1850.

4258-64 Main Street, Mill structure. Originally called Blantyre Mills. Jetronic Industries, Inc., c. 1850.

3 & 4 Rector Street, Industrial Mill Buildings. Irving L. Labov heating and plumbing, c. 1880's.

4101-05 Main Street, Residential and mixed use structures, c. 1850.

4217-25 Main Street, Residential and mixed use. Meitner Real Estate, c. 1830.

4227-47 Main Street, Residential and mixed use structures, c. 1850.

103-113 Roxborough St., Residential row, c. 1850.

104-114 Roxborough St., Residential row, c. 1850.

4336 Main Street, Commercial structure, c. 1911

4356-58 Main Street, Commercial structure, c. 1860.

4360-66 Main Street, Commercial warehouse structure, c. 1860.

4370 Main Street, Real estate/law building. Oliver Reality & Co., c. 1890.

4321-41 Main Street, Mixed use commercial/residential, c. 1870.

111-113 Cotton Street, Residence, c. 1860.

106 Cotton Street, Residence, c. 1860.

106-110 Grape Street, Mixed use garage/residential, c. 1830.

105-107,111 Grape Street, c. 1830.

108-112 Levering Street, Commercial structure, c. 1880.

111-115 Levering Street, Commercial/warehouse., c. 1890.

4402-04 Main Street, Commercial structure, c. 1860.

4444-48 Main Street, Warehouse structure, c. 1870.

104-106 Gay Street, Warehouse structure, c. 1860.

105-111 Gay Street, Industrial building, c. 1890.

4318-4338 Cresson Street, Worker residence, c. 1860.

4318-4338 Cresson Street, Worker residence, c. 1860.

4340-4354 Cresson Street, Residence, c. 1860.

4401-12 Main Street, Mixed use commercial/residential, c. 1875.

4415-19 Main Street, Mixed use commercial/residential, c. 1870.

4421-29 Main Street, Mixed use commercial/residential, c. 1870.

4437 Main Street, Commercial structure, c. 1903.

4457-59 Main Street, Mixed use residential/commercial, Mom's Pizza Inc., c. 1880.

4366-72 Cresson Street, Warehouse, c. 1880.

4404-06 Cresson Street, Residence, c. 1880.

4438-44 Cresson Street, Residence, c. 1880.

Cresson Street at Carson Street. Manayunk Station at Reading Railroad, c. 1890.

Venice Island, west of Cotton Street, Industrial Building, Connelly Container, c. 1840.

Venice Island, west of Green Lane Bridge, Industrial Buildings, c. 1880.

Appendix B: List of Linking Buildings and Structures

4143-45 Main Street, Residence, c. 1875.

4147-51 Main Street, New Umbria Baptist Church.

4161-69 Main Street, Row of residence with some first floor store fronts, c. 1870.

4230-34 Main Street, Commercial structure, Howard's Glass Work's, c. 1850.

100-114 Rector Street, Residential row., c. 1860.

4217-25 Main Street, Residential and mixed use structures. Meitner Real Estate, c. 1830.

4227-47 Main Street, Residential and mixed use structure., c., 1850.

4249-59 Main Street, Residential and mixed use structure.

4322 Main Street, Mixed use residential/commercial structure, c. 1870.

4324-34 Main Street, Commercial and commercial/residential structure, c. 1925.

4346-50 Main Street, Mixed use commercial/residential structure, c. 1850.

4352-54 Main Street.

4386-90 Main Street, Commercial structure, c. 1900.

4301-4311 Main Street, Mixed use commercial/residential, c. 1900.

4343-4363 Main Street, Mixed use commercial/residential, c. 1870-1890.

4365-73 Main Street, Mixed use commercial/residential, c. 1890.

109 Cotton Street, Residence, c. 1890.

108-110 Cotton Street, Residence, c. 1860.

114 Levering Street, Mixed use, c. 1870-1890.

4412-16 Main Street, Commercial structure. Wm. H. Reichert & Co., Printers, c. 1890.

4450-60 Main Street, Commercial structure, c. 1880.

113 Gay Street, Warehouse building, c. 1890.

115-117 Green Lane, Residence, c. 1880.

4356-58 Cresson Street, Apartment house, c. 1920.

4439-41 Main Street, Theatre structure (formerly the Empire Theatre) Loring Aluminum Buildings Products, c. 1905.

4445 Main Station. Firestation 1927.

4501 Main Street, Manayunk Sub-Station, c. 1905.

4590 Main Street, Commercial building, Impac Ass., c. 1920.

Appendix C: List of Intrusive Buildings and Structures

4026 Main Street, Garage, Main Muffler, c. 1925.

4074 Main Street, Commercial structure, R.W.R. Motors Co. 1860.

4147 Main Street, Commercial structure, c. 1960.

102-108 Jamestown Street.

4113-15 Main Street, Row of residences, c. 1860.

4159 Main Street, Retail store, c. 1930.

4208-4224 Main Street, Industrial Mill Building, Originally called Economy Mills, G. Whitefield Richards Co., c. 1870.

4254-56 Main Street, Commercial structure. Jetronics Industries Inc., c. 1920.

4266-70 Main Street, Commercial structure, Jetronics Industries Inc.

4324-34 Main Street, Commercial and commercial/residential structures, c. 1880.

4346-50 Main Street, Mixed use commercial/residential structure, c. 1880.

4372-84 Main Street, Mixed use commercial, c. 1930.

4365-73 Main Street, Mixed use commercial/residential, c. 1890.

4375-79 Main Street, Municipal parking lot.

108 Grape Street.

4418-22 Main Street.

4436-42 Main Street, Commercial structure, c. 1890.

107-109 Green Lane

4304 Cresson Street, Warehouse, 1968

4431 Main Street, United State Post Office, Manayunk Station, 1975.

4443 Main Street, Commercial structure, c. 1940.

4453 Main Street, State Store, c. 1960.

4446-50 Cresson Street, Warehouse, c. 1920.

Fountain Street at Reading Railroad. Industrial Building, c. 1920.

Venice Island, east of Cotton Street, Venice Island playground building, c. 1920.

Venice Island, west of Cotton Street, Warehouse building, Contracting Storage, c. 1925.

Venice Island, west of Leverington Ave., Industrial Complex, Container Corporation of America, Twentieth Century.

4100-4112 Main Street Circa 1850

4232-34 Main Street Circa 1860

4105-4111 Row of Residences Circa 1850
4113-15 Factory Structure Circa 1860

4119-29 Main Street Circa 1860

4135-41 Main Street Circa 1850

4135 Main Street Circa 1879

4161-67 Main Street Circa 1870

4167-69 Main Street Circa 1870

4225-4219 Main Street

4227-4231 Main Street

4233-39 Main Street Circa 1850

4235-47 Main Street Circa 1850-1870

4236 Main Street Circa 1860

4320 Main Street Circa 1870

4301-13 Main Street Circa 1920

4300 Block Main Street

4336 Main Street Circa 1911

4346-50 Main Street Circa 1880

4352-54 Main Street

4356-58 Main Street Circa 1860

4360-66 Main Street Circa 1860

4370 Main Street Circa 1890

4386-90 Main Street Circa 1900

4402-04 Main Street Circa 1860

4401-13 Main Street Circa 1875

4359-65 Main Street Circa 1870

4450-60 Main Street Circa 1880

4444-48 Main Street Circa 1870

APPENDIX D-I

CONTRIBUTING BUILDINGS TO THE STREETSCAPE

The buildings listed below are important to the character of a street and the entire neighborhood. They are an integral part of a visually cohesive streetscape or district.

4257 Main Street
4249 Main Street
4247 Main Street
4245 Main Street
4243 Main Street
4237 Main Street
4235 Main Street
4233 Main Street
4229 Main Street
4227 Main Street
4225 Main Street
4223 Main Street
4322 Main Street
4221 Main Street
4219 Main Street
4203 Main Street
4163 Main Street
4161 Main Street
4149 Main Street
4143 Main Street
4139 Main Street
4137 Main Street
4129 Main Street
4127 Main Street
4125 Main Street
4320 Main Street
4125 Main Street
4123 Main Street
4121 Main Street
4119 Main Street
4460 Main Street
4458 Main Street
4456 Main Street
4454-2 Main Street
4450 Main Street
4448 Main Street
4442 Main Street
4432-30 Main Street

APPENDIX D - II

NON-CONTRIBUTING BUILDINGS TO THE STREETSCAPE

The Buildings listed below are considered visual intrusions and insensitive to the surrounding urban fabric. These buildings are not eligible for tax incentives even though they may stand within a district.

4200 Main Street	4307 Main Street	4413 Main Street
4241 Main Street	4309 Main Street	4425 Main Street
4230 Main Street	4311 Main Street	4338 Main Street
4234 Main Street	4359 Main Street	4328-26 Main Street
4308 Main Street	4363 Main Street	4326 Main Street
4310 Main Street	4369 Main Street	4324 Main Street
4255 Main Street	4371 Main Street	4427 Main Street
4305 Main Street	4429 Main Street	4435 Main Street
4439 Main Street	4382 Main Street	

APPENDIX D - III

BUILDINGS WHICH ARE INTACT

Buildings in this category possess full architectural integrity. No additions or removals have altered the original appearance of the building. These buildings include:

4257 Main Street

4247 Main Street

4236 Main Street

4228 Main Street

4226 Main Street

4159 Main Street

APPENDIX D - IV

BUILDINGS WHICH HAVE MINOR ALTERATIONS

Buildings in this category have had some degree of alteration that is reversible, hence, integrity of the structure may be restored.

4119 Main Street
4121 Main Street
4123 Main Street
4125 Main Street
4127 Main Street
4129 Main Street
4135 Main Street
4137 Main Street
4139 Main Street
4143 Main Street
4149 Main Street
4231 Main Street
4161 Main Street
4163 Main Street
4203 Main Street
4205 Main Street
4217 Main Street
4219 Main Street
4237 Main Street
4223 Main Street
4225 Main Street
4227 Main Street
4231 Main Street
4231 Main Street
4233 Main Street
4235 Main Street
4237 Main Street
4239 Main Street
4243 Main Street
4245 Main Street
4247 Main Street
4251-53 Main Street
4255 Main Street
4259 Main Street
4230 Main Street

APPENDIX D - V

BUILDINGS WITH ALTERED GROUND FLOORS

Buildings in this category have often lost their architectural integrity in order to meet the commercial demands of the establishment and society. The upper stories in some cases, may possess notable architectural design.

4167 Main Street	4221 Main Street
4229 Main Street	4359 Main Street
4365 Main Street	4367 Main Street
4411 Main Street	4425 Main Street
4427 Main Street	4433 Main Street
4435 Main Street	4439 Main Street

APPENDIX D - VI

ALTERED BUILDINGS

Buildings in this category have altered windows and the cornice in the upper stories. The building's overall design materials are visible, but their integrity is disturbed by the modifications.

4165 Main Street

4337 Main Street

4341 Main Street

APPENDIX D - VII

FULL ALTERATION OF BUILDINGS

Structures in this category possess no integrity due to the presence of new facing material and new window and cornice treatment.

4241 Main Street	4259 Main Street
4305 Main Street	4307 Main Street
4309 Main Street	4311 Main Street
4355 Main Street	4369 Main Street
4371 Main Street	4413 Main Street
4429 Main Street	4382 Main Street
4338 Main Street	4328 Main Street
4326 Main Street	4324 Main Street

APPENDIX D - VIII

BUILDINGS IN NEED OF MINOR REPAIR

Buildings in this category face problems in secondary structural components: windows, doors, porches, stairs and gutters. Buildings, also, merit cosmetic attention: scraping, cleaning and painting.

4119 Main Street	4235 Main Street	4253 Main Street
4121 Main Street	4237 Main Street	4357 Main Street
4123 Main Street	4241 Main Street	4369 Main Street
4125 Main Street	4241 Main Street	4371 Main Street
4127 Main Street	4243 Main Street	4373 Main Street
4129 Main Street	4245 Main Street	4401 Main Street
4135 Main Street	4247 Main Street	4403 Main Street
4237 Main Street	4249 Main Street	4405 Main Street
4139 Main Street	4251 Main Street	4409 Main Street
4143 Main Street	4253 Main Street	4411 Main Street
4147 Main Street	4255 Main Street	4415 Main Street
4159 Main Street	4301 Main Street	4417 Main Street
4161 Main Street	4303 Main Street	4419 Main Street
4163 Main Street	4305 Main Street	4415 Main Street
4165 Main Street	4307 Main Street	4417 Main Street
4167 Main Street	4309 Main Street	4419 Main Street
4169 Main Street	4309 Main Street	4421 Main Street
4201 Main Street	4311 Main Street	4429 Main Street
4203 Main Street	4313 Main Street	4433 Main Street

4205 Main Street
4217 Main Street
4219 Main Street
4237 Main Street
4221 Main Street
4223 Main Street
4225 Main Street
4226-28 Main Street
4230 Main Street
4231 Main Street
4233 Main Street
4412 Main Street
4410 Main Street
4388 Main Street
4319 Main Street
4352 Main Street
4332-40 Main Street
4326 Main Street
4320 Main Street
4315 Main Street
4323 Main Street
4327 Main Street
4329 Main Street
4335 Main Street
4341 Main Street
4343 Main Street
4345 Main Street
4347 Main Street
4349 Main Street
4351 Main Street
4353 Main Street
4408 Main Street
4382 Main Street
4356 Main Street
4348 Main Street
4330 Main Street
4324 Main Street
4437 Main Street
4441 Main Street
4460 Main Street
4458 Main Street
4456 Main Street
4454-52 Main Street
4450 Main Street
4448 Main Street
4442-44 Main Street
4438 Main Street
4432 Main Street
4430 Main Street
4390 Main Street
4370 Main Street
4354 Main Street
4328 Main Street
4328 Main Street
4322 Main Street

APPENDIX D - IX

BUILDINGS IN NEED OF MAJOR REPAIRS

Buildings in this category show evidence of primary structural problems found in the walls, foundation and roof.

4257 Main Street

4247 Main Street

4236 Main Street

4228 Main Street

4226 Main Street

APPENDIX D-X

BUILDINGS IN STATE OF DILAPIDATION

Buildings in this category reflect advanced deterioration; and run the risk of being torn down and replaced by a new structure. The following buildings fall under this category:

4361 Main Street

4363 Main Street

4407 Main Street

4425 Main Street

4427 Main Street

4435 Main Street

4439 Main Street

PHILADELPHIA REGISTER OF HISTORIC PLACES - *(Continued)*

8. SIGNIFICANCE

PERIOD

- ☐ PREHISTORIC
- ☐ 1601-1700
- ☐ 1701-1800
- ☐ 1801-1850
- ☐ 1851-1900
- ☐ 1901-1950
- ☐ 1951-

- ☐ ARCHELOGY-PREHISTORIC
- ☒ ARCHELOGY-HISTORIC
- ☐ AGRICULTURE
- ☐ ARCHITECTURE
- ☐ ART
- ☐ COMMERCE
- ☐ COMMUNICATIONS

AREAS OF SIGNIFICANCE - CHECK AND JUSTIFY BELOW

- ☒ COMMUNITY PLANNING
- ☐ CONSERVATION
- ☐ ECONOMICS
- ☒ EDUCATION
- ☐ ENGINEERING
- ☐ EXPLORATION/SETTLEMENT
- ☐ INDUSTRY
- ☐ INVENTION
- ☐ LANDSCAPE ARCHITECTURE
- ☐ LAW
- ☐ LITERATURE
- ☐ MILITARY
- ☐ MUSIC
- ☐ PHILOSOPHY
- ☐ POLITICS/GOVERNMENT
- ☐ RELIGION
- ☐ SCIENCE
- ☐ SCULPTURE
- ☐ SOCIAL/HUMANITARIAN
- ☐ THEATER
- ☐ TRANSPORTATION
- ☐ OTHER *(Specify)* _____

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Appendix E

STATEMENT OF SIGNIFICANCE

Manayunk was a major industrial and commercial center in Philadelphia in the nineteenth century. The manufacturing of goods depended upon the water power of the canal to run the factories. The Manayunk canal represents an important period for the transportation of raw materials. Manayunk expanded in the steep hills of the Wissahickon. The major mills are located along the canal; mill offices and commercial stores were located to the North of Main Street; and adjacent to these structures are the stucco and stone mill worker rowhouses of the same period. Manayunk as a mill town is exemplified in this hierarchy of land use.

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INVENTORY OF PROPERTIES

Manayunk Street - North Side

4101 Manayunk Street. 3 story stucco structure with wooden bracketed cornice. Central window on third floor has been removed. Two 1/1 sash windows on second floor. Transom window over entrance door.

4101 Manayunk Street. 3 story brick structure with asphalt shingled mansard roof. Central wooden gabled dormer window on third floor. Bracketed cornice. 1/1 sash windows, segmental arches with keystones. Transom light over entrance door.

4107 Manayunk Street. 2 story Wissahickon schist structure. Two 2/2 sash windows on first and second floor. Transom light over entrance door.

4111 Manayunk Street. 3 story stucco structure with mansard roof. Bracketed wooden cornice. 2/2 sash windows, wooden segmental arches over first and second story windows.

4113 Manayunk Street. 3 story stucco structure with shingled mansard roof. Aluminum siding covers the cornice. 2/2 sash windows on third story. 1/1 sash window on second story. This single house was originally a row house. The original entrance doors were made into large windows flanking a new central door.

4117 Manayunk Street. 2 story asphalt shingle structure with small bracketed cornice. 1/1 sash windows.

4119-4121 Manayunk Street. 2 story stucco structure with bracketed cornice. 1/1 sash windows with segmental arches. 4121 has aluminum siding over the cornice.

4123-4125 Manayunk Street. 2 story stucco structure with aluminum siding cornice. 1/1 sash windows framed in aluminum siding. First floor is enclosed by aluminum siding.

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4127 Manayunk Street. 2 story stucco structure with aluminum siding cornice. 1/1 sash windows.

4129 Manayunk Street. 2 story stucco structure with aluminum siding cornice, window and door frame. 1/1 sash windows.

4131-4135 Manayunk Street. 2 story stucco structure with aluminum siding cornice, window and door frame. Wrought iron porch.

4201 Manayunk Street. 3 story structure with mansard roof. 2 1/1 sash windows on third floor. 3 1/1 sash window on second floor. Common brick bond, segmental arched windows with marble keystones. Pent eave roof at first floor porch.

4203-4211 Manayunk Street. 2 story brick structure with aluminum siding cornice. 2 1/1 sash window on second floor with segmental arches and marble keystone. Large 1/1 sash window on first floor. Side entrance door. Raised Wissahickon schist basement and water table.

Manayunk Street - North Side

4215 Manayunk Street. "O'Connor's Hair Styling." 3 story brick structure with mansard roof. Double 1/1 sash window on third story. Decorated cornice. 2 1/1 sash windows with decorated segmental arched over all windows.

4223 Manayunk Street. 1 story brick structure with large pane windows.

4317-4319 Manayunk Street. 3 story Wissahickon schist structure with mansard roof. Aluminum siding on third floor. Double 1/1 sash windows. Aluminum siding bay on second story.

4323 Manayunk Street. 3 story Wissahickon schist structure with heavy wooden cornice. Projecting bay on second floor with 3 1/1 sash windows. Wrap around porch.

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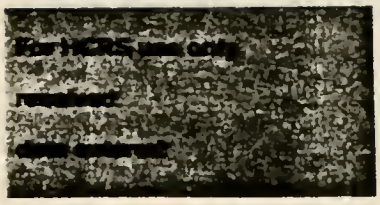

4327-4347 Manayunk Street. 3 story Wissahickon structure with shingle mansard roof. Double 1/1 sash windows. Large cornice. Wooden wrap around porch.

4367-4379 Manayunk Street. 2-1/2 story Wissahickon schist structure. 1/1 sash windows. Segmental arches over door and windows.

4381-4383 Manayunk Street. 3 story brick structure with bracketed cornice. 2 1/1 sash windows, segmental arches and marble lintels. Marble water table and Wissahickon schist basement.

4535-5555 Manayunk Street. 2 story Wissahickon schist structure with dormer window. Double 1/1 sash window on second floor. Projecting second floor bay with 3 1/1 sash windows.

Manayunk Street - South Side

4134 Manayunk Street. "Balloons Magnifique." Corner store. 3 story brick structure with shingled mansard roof. 2 1/1 sash windows on third floor. 3 1/1 sash windows with segmental arches on second floor. Pent eave roof.

4132 Manayunk Street. 2 story Wissahickon schist structure with aluminum siding cornice, window and door frame. 1/1 sash windows. Granite water table and steps. Raised Wissahickon schist basement.

4130 Manayunk Street. 3 story Wissahickon schist structure with mansard roof. 2 1/1 sash windows. Heavy bracketed corned.

4128-4118 Manayunk Street. 3 story stucco structure with asphalt shingle and mansard roof. 2 1/2 sash windows. Aluminum siding cornice, door and window frame.

4138-4140 Manayunk Street. 2 story brick structure. Aluminum siding cornice. Brick segmental arched windows and door. 2 1/1 sash windows on first and second floors.

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4142-54 Manayunk Street. 2 story brick structure with brick corbelled cornice. Segmental brick arches with keystones over windows and door. 1/1 sash windows.

Manayunk Street - South Side

4260 Manayunk Street. 3 story brick structure with molded cornice. 1/1 sash windows on third story. Projecting bay on second floor with 4 1/1 sash windows. Shop front window at first floor.

4260 Manayunk Street. 3 story brick structure with molded cornice. 1/1 sash windows on all stories. Projecting bay on second floor.

4262 Manayunk Street. 3 story brick structure with molded cornice. Furniture upholstering shop. Projecting bay on second floor with 3 1/1 sash windows.

4264 Manayunk Street. 3 story brick structure with molded cornice. Bicycle shop. Projecting bay on second floor with 3 1/1 sash windows.

4266 Manayunk Street. 3 story brick structure with molded cornice. Stenton Cleaner's shop. Projecting bay on second floor with 3 1/1 sash windows.

4200 Manayunk Street. "Hershey's Delicatessen." 3 story brick structure with mansard roof. 2 1/1 sash window. Brick corbelled cornice. Shop front window on first floor.

4202 Manayunk Street. 2 story brick structure. 3 1/1 sash window on second floor. 2 1/1 sash windows on first floor.

4222 Manayunk Street. "Dantomo's Pizza." 2 story brick structure with 6/1 window on second floor.

4224-34 Manayunk Street. 2 story brick structure with square bay on second floor. Triple 4/4 pane windows..

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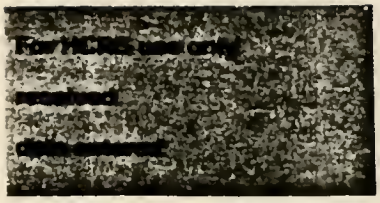

4226 Manayunk Street. 2 story stucco structure with dormer window. Aluminum siding cornice. Projecting bay on second floor with 3 1/1 sash windows.

4227-4235 Manayunk Street. 2 story brick structure with dormer window Aluminum siding cornice. Projecting bay on second floor with 3 1/1 sash windows.

4310 Manayunk Street. 3 story brick structure with a double 1/1 sash window on third floor, two 1/1 sash windows on second and first floor. White porch with a central gable.

4312 Manayunk Street. 3 story brick structure sheathed in asphalt shingle. Double 1/1 sash window on third floor, two 1/1 sash window on second and first floor. Porch has bracketed central gable.

4314-4316 Manayunk Street. 3 story Wissahickon schist structure with shingled roof. Two 1/1 sash windows on third, second and first floor. Wooden porch with turned posts, raised Wissahickon schist basement.

4318 Manayunk Street. 3 story Wissahickon schist structure with shingled roof. Two 1/1 sash windows. Wooden porch with turned posts, raised Wissahickon schist basement.

4320 Manayunk Street. 3 story Wissahickon schist structure with asphalt shingle roof. Two 1/1 sash windows on all stories. Wooden porch with turned posts.

<u>Manayunk Street - South Side</u>

4322 Manayunk Street. 3 story brick structure with shingle roof. Two 1/1 sash window on third, second and first floor. Porch with central gable. Corbelled brick work between 4322 and 4324.

4324 Manayunk Street. 3 story brick structure with shingle roof. Two 1/1 sash windows.

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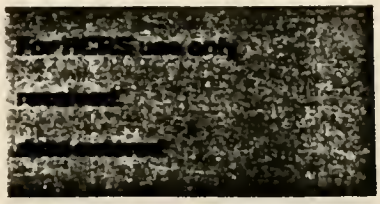

4326-28 Manayunk Street. 3 story Wissahickon schist structure. Two 1/1 sash windows. Ornamented porch with turned posts and spandrels. 4328 is a brick structure.

4330 Manayunk Street. 3 story brick structure. Two 1/1 sash windows. Ornamented porch with turned posts.

4334 Manayunk Street. 2 story asphalt shingle structure with projecting bay on second floor with a double 8/8 light window. Triple window on first floor.

4336 Manayunk Street. "Michael's T.V. Service." 2 story brick structure with a projecting metal bay on second floor. Shop front window on ground floor.

4338 Manayunk Street. Bar. One story stucco structure with central door flanked by two long windows.

4354-56 Manayunk Street. 3 story brick structure with shingle roof. One 1/1 sash window on third floor, 2 1/1 sash on second and first floor with segmental arches.

Dexter Street - North Side

4303 Dexter Street. 3 story stucco structure with raised Wissahickon schist basement. Bracketed cornice. 2 2/2 sash windows. Wooden door frame with transom lights.

4305 Dexter Street. 3 story stucco structure with raised basement. 2 1/1 sash windows.

4313 Dexter Street. 2-1/2 story stucco structure with 2 1/1 sash windows. Wooden framed door and windows.

4317 Dexter Street. 2 story stucco structure with raised Wissahickon schist basement. 2 1/1 sash windows. Aluminum siding cornice.

4319 Dexter Street. 2 story Wissahickon schist structure with raised basement. Aluminum siding cornice. 1/1 sash windows.

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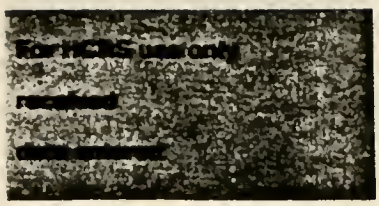

4321-4323 Dexter Street. 2 story stucco structure with raised basement. 2 1/1 sash windows. Aluminum siding cornice and window frames.

4325 Dexter Street. 3 story stucco structure with raised basement. Bracketed cornice. 2 1/1 sash windows.

4327 Dexter Street. 2 story stucco structure with raised basement. Aluminum siding cornice. 2 1/1 sash windows.

4329 Dexter Street. 3 story stucco structure with raised basement. Aluminum siding cornice. 2 1/1 sash windows.

4331 Dexter Street. 3 story stucco structure with raised Wissahickon schist basement. Overhanging bracketed cornice. 1/1 sash windows.

4337 Dexter Street. 2-1/2 story aluminum siding structure with raised basement. 1/1 sash windows.

4339 Dexter Street. 3 story structure with Wissahickon schist raised basement. Aluminum siding cornice. 1/1 sash window. Wood framed door and windows.

4341 Dexter Street. 3 story stucco structure with raised basement. Aluminum siding cornice. 2 1/1 sash window. Aluminum siding on window frame and door frame.

4325-4334 Dexter Street. 3 story stucco structure with bracketed cornice. 1/1 sash windows.

<u>Dexter Street - South Side</u>

4302 Dexter Street. 2 story brick structure. Bracketed cornice. 1/1 sash windows on both stories.

4304 Dexter Street. Garage. 1 story brick structure with large central door flanked by large window pane.

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4306-4314 Dexter Street. 2 story structure with raised Wissahickon schist basement. Marble water table. Aluminum siding cornice. 2 1/1 sash windows. Marble lintels over windows and door.

4316-4318 Dexter Street. 3 story stucco structure. Aluminum siding cornice. 2 1/1 sash windows. Granite lintels. Wood framed door with transom light.

4320-4322 Dexter Street. 2 story stucco structure. Aluminum siding cornice and window frame. 2 1/1 sash window. Raised Wissahickon schist basement.

4324 Dexter Street. 2 story stucco structure with bracketed wood cornice. 2 1/1 sash windows. Aluminum siding window frames. Raised basement.

4326-4328 Dexter Street. 3 story stucco structure with 3 1/1 sash windows on third and second floors. 2 1/1 sash window on first floor. Wooden frame doors and windows.

4336-4354 Dexter Street. 3 story stucco structure wit raised basement. 2 1/1 sash windows. Aluminum siding window and door frame. Pointed arch windows.

<u>Monastery Avenue - East Side</u>

215 Monastery Avenue. 3 story stucco structure with raised Wissahickon schist basement. 1/1 sash windows with segmental arches. Bracketed cornice.

217 Monastery Avenue. 3 story stucco structure with raised Wissahickon schist basement. 1/1 sash windows. Aluminum siding cornice.

219 Monastery Avenue. 2 story stucco structure with raised Wissahickon schist basement. 2 2/2 sash windows on first and second floors. Aluminum siding door frame and window frame.

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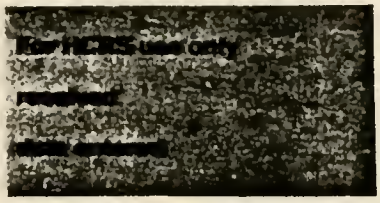

221 Monastery Avenue. 2 story brick structure with raised Wissahickon schist basement. 1/1 sash windows. Aluminum siding cornice, window and door frame.

223 Monastery Avenue. 2 story stucco structure with raised basement. Wooden cornices. 2 2/1 sash windows on second and first floor. Wood framed door and windows.

257 Monastery Avenue. 2 story Wissahickon schist structure with dormer window. 2 1/1 sash windows. Wooden porch with turned posts.

Rector Street - East Side

222-236 Rector Street. 2 story brick structure with pent eave roofs. 3 1/1 sash windows on second floor. 1 1/1 sash window on first floor.

238-260 Rector Street. 2 story brick structure with asphalt shingle roof. Projecting bay on second floor with 3 1/1 sash windows. Transom light over door.

Rector Street - West Side

221-251 Rector Street. 2 story brick structure with pent eave roofs. 3 1/1 sash windows on second floor. 1/1 sash windows on first floor.

Roxborough Street - East Side

217 Roxborough Street. 2 story stucco structure with asphalt shingle roof. Bracketed cornice. 2 1/1 sash windows. Large single glass pane on first floor. Pent eave porch.

219-221 Roxborough Street. 2 story brick structure with aluminum siding cornice. Granit flat arches over 2 1/1 sash windows.

223-225 Roxborough Street. 3 story stucco structure with aluminum siding cornice. 2 1/1 sash windows. Wooden frame windows. Transom light over door. Granite water table and exposed raised basement.

227-233 Roxborough Street. 3 story brick structure with slate mansard roof. Aluminum siding cornice. 2 1/1 sash windows. Decorated wooden window frames. Porch with pent eave, turned posts.

239 Roxborough Street.. 3 story stucco structure with overhanging bracketed cornice. 2 1/1 sash windows. Heavy cornice on first floor. Shop front window, raised basement.

241 Roxborough Street. 3 story stucco structure. 3 1/1 sash windows. Tin cornice on first floor. Large shop front window.

243-257 Roxborough Street. 2 story brick structure with aluminum siding cornice. Central bay on second floor with 3 1/1 sash windows.

Roxborough Street - West Side

226 Roxborough Street. 3 story structure with heavy bracketed metal cornice. Second and third stories are of common brick bond. First story is stuccoed and separated from the top stories by a heavy molded wooden cornice. 2 1/1 sash windows.

228-232 Roxborough Street. 2 story brick structure with aluminum siding cornice. Decorated brick cornice. 2 1/1 sash window with segmental arches and keystone.

234-238 Roxborough Street. 2 story stucco structure with flat cornice. Two Queen Anne windows over single panes on second floor. One large Queen Anne windows over single pane on first floor. Raised basement.

268 Roxborough Street. 3 story Wissahickon schist structure. 2 1/1 sash windows. Wrap around porch.

Terrace Street - South Side

4134 Terrace Street. 3 story stucco structure with asphalt shingle roof. Mansard roof. 2 1/1 sash windows on third floor. Second floor is sheathed in aluminum siding. Exposed Wissahickon schist raised basement.

4132-4130 Terrace Street. 2 story Wissahickon schist structure with aluminum siding cornice. Wooden window frames and door frame. 2 1/1 sash windows on second floor. Queen Anne window over single glass pane on first floor. Exposed Wissahickon schist basement. Marble water table.

4128-4122 Terrace Street. 2 story brick structure with a pent eaves. Double 1/2 sash windows.

4116 Terrace Street. 3 story Wissahickon schist structure with mansard roof. 2 1/1 sash windows on third floor. Aluminum siding cornice. Exposed Wissahickon schist raised basement. Marble water table.

4112-4110 Terrace Street. 2 story brick structure with projecting bay on second floor. 3 1/1 sash windows on second floor; large triple pane window on first floor.

4108-4106 Terrace Street. 2 story Wissahickon schist structure with 1/1 sash windows.

4104-4102 Terrace Street. 2 story Wissahickon schist structure. Aluminum siding cornice, door and window frames. Double 1/1 sash windows.

4218-4220 Terrace Street. 1 story brick structure with 3 large windows. Off center door.

4224-4226 Terrace Street. 2 story stucco structure with wooden cornice. 2 1/1 sash windows on second floor. 1 1/1 sash window on first floor. Exposed Wissahickon schist basement.

4228-4232 Terrace Street. 2 story stucco structure with aluminum siding cornice. 2 1/1 sash windows on second

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floor. 1 1/1 sash window on first floor.

4234 Terrace Street. 2 story stucco structure with gable end roof. Bracketed cornice, wood framed windows and door. 2 1/1 sash windows. Attached to building is a 2 story stucco structure with 1/1 sash windows.

4244-4246 Terrace Street. 2 story stucco structure with bracketed cornice. 2 1/1 sash windows on second floor.

4248-4250 Terrace Street. 3 story stucco structure with aluminum siding cornice. 2 1/1 sash windows on third, second and first floor. Aluminum siding window frames.

4252 Terrace Street. 3 story Wissahickon schist structure with a sunlight roof. 2 small windows on third floor. Large 2 1/1 sash windows on first and second floors. Wooden framed windows and door.

4254 Terrace Street. 3 story stucco structure with asphalt shingle roof. 2 single glass panes on third floor. 2 1/1 sash windows on first and second floor.

Terrace Street - North Side

4123-4129 Terrace Street. 3 story Wissahickon schist structure with asphalt shingle mansard roof. 2 1/1 sash windows on third floor. 1/1 sash windows on second and first floor.

4131-4145 Terrace Street. 2 story Wissahickon schist structure with aluminum siding cornice. 1/1 sash windows. Exposed Wissahickon schist basement. 4139 Terrace Street is a stucco structure.

4153 Terrace Street. 3 story stucco structure with aluminum siding cornice. 2 1/1 sash windows.

4155 Terrace Street. 3 story Wissahickon schist structure with bracketed cornice. 3 1/1 sash windows on second floor.

4159-4167 Terrace Street. 3 story structure with aluminum siding cornice. 2 1/1 sash windows. Exposed Wissahickon schist basement.

4203-4205 Terrace Street. 2 story brick structure with asphalt shingle mansard roof. 1/1 sash windows.

4209-4225 Terrace Street. 2 story stucco structure with asphalt shingle mansard roof. 1/1 sash windows.

4245-4247 Terrace Street. 2 story brick structure with large central glass pane on second floor.

4249-4251 Terrace Street. 2 story Wissahickon schist structure with aluminum siding cornice. 2 1/1 sash windows, granite segmental arches and keystones.

Fleming Street - North Side

4301 Fleming Street. 3 story brick structure with gable end roof. Aluminum siding window. 3 1/1 sash windows. Central wooden door with transom light. Raised Wissahickon schist basement.

4309 Fleming Street. 3 story stucco structure with asphalt shingle mansard roof. 1 1/1 sash windows. Aluminum siding door and window frame. Raised stucco basement.

4311-4313 Fleming Street. 2 story brick structure with aluminum siding roofline. Corbelled brick cornice, segmental arches. 2 1/1 sash windows. Raised basement.

4313-4315 Fleming Street. 3 story brick structure with raised Wissahickon schist basement. Central windows on third story block out. 2 1/1 sash windows on second and first floor. 1 story is sheathed in stucco. Wooden framed door and windows.

4319-4329 Fleming Street. 2 story brick structure with raised basement. Decorated, corbelled cornice. 2 1/1 sash windows with segmental arches and marble lintels. Aluminum

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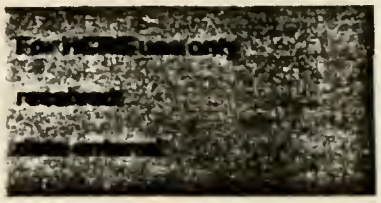

siding door and window frame.

Terrace Street - South Side

4302 Terrace Street. 3 story Wissahickon schist structure with 2 2/2 sash windows. Aluminum siding cornice, window and door frame. Highly pointed windows.

4304 Terrace Street. 3 story stucco structure. 2 1/1 sash windows. Bracketed cornice. Transom light over door.

4306-08 Terrace Street. 2 story stucco structure. 2 1/1 sash windows. Wood frame door and windows.

4310-4316 Terrace Street. 2 story stucco structure. 2 1/1 sash widows on second floor. 1 1/1 sash window on first floor. Bracketed cornice. Transom light over door.

4320-4324 Terrace Street. 2 story Wissahickon schist structure. 2 1/1 sash windows on first floor. Wooden cornice.

4326-4330 Terrace Street. 2 story stucco structure. 2 1/1 sash windows. Wooden bracketed cornice.

4336-55 Terrace Street. 2 story brick structure with decorated corbelled cornice. 2 1/1 sash windows on second floor. Large single, glass pane on first floor. Raised Wissahickon schist basement. Wooden porch with turned posts.

4360 Terrace Street. 3 story stucco structure with asphalt shingle roof. 2 1/1 sash windows on third and second floor. Large 2/2 sash windows on first floor. Heavy bracketed cornice. Wrap around porch.

4362 Terrace Street. 3 story stucco structure with raised basement. Aluminum siding cornice, window and door frame. 2 1/1 sash windows.

4364-4370 Terrace Street. 3 story stucco structure with overhanging cornice. 2 1/1 sash windows. Raised Wissahickon schist basement.

4372 Terrace Street. 2 story Wissahickon schist structure with detailed wooden cornice. 3 long 4/4 sash windows on second floor. Central door flanked by 2 1/2 sash windows. Brownstone steps and water table. Segmental brick arches. Building is dated 1891 and name "Harmonie Hall."

4374 Terrace Street. 3 story Wissahickon schist structure with overhanging bracketed cornice. 2 1/1 sash windows on first floor. Wooden door with transom light, wooden porch with decorated posts.

Pennsdale Avenue - East Side

243 Pennsdale Avenue. 3 story stucco structure with mansard roof. 2 2/2 sash windows. Bracketed wooden cornice, massive bay window on second floor with 2 Queen Anne windows over single glass pane.

245-241 Pennsdale Avenue. 2 story stucco structure with bracketed cornice. 1/1 sash windows.

239 Pennsdale Avenue. 2 story brick structure with gable ended roof. Aluminum siding cornice. 3 1/1 sash windows.

237 Pennsdale Avenue. 3 story Wissahickon schist structure with mansard roof. Bracketed cornice. 2 2/2 sash windows.

235-209 Pennsdale Avenue. 2 story brick structure with projecting gable roofline. 1/1 sash windows. Pent eave roof extending over first story.

252-226 Pennsdale Avenue. 2 story brick structure with aluminum siding cornice. 3 1/1 sash windows.

224-220 Pennsdale Avenue. 2 story brick structures with federal style tin cornice. Large bay on second floor with 3 1/1 sash windows. Large 1/1 sash window on first floor.

Wendover Street - East Side

229 Wendover Street. 3 story stucco structure with mansard roof. Double gabled 1/1 sash window on third floor. 1/1 sash window on second and first floor. Granite steps and exposed Wissahickon schist raised basement.

227 Wendover Street. 3 story brick structure with shingled mansard roof. Double gabled 1/1 sash window on third story. Aluminum siding cornice, door and window frame. Brick segmental arches over windows on second and third floor.

225 Wendover Street. 3 story Wissahickon schist structure with asphalt shingle mansard roof. 2 1/2 sash windows on third floor. 1/1 sash window on second floor. Large double 1/1 sash window centrally placed on first floor.

223-221 Wendover Street. 2 story Wissahickon schist structure with aluminum siding cornice, window and door frame. Large double 1/1 sash window on first floor.

219-211 Wendover Street. 2 story Wissahickon schist structure with asphalt shingle mansard roof. Double 2/2 sash windows on third floor. Second floor is sheathed in brick. First floor is covered in Wissahickon schist. 2 1/1 sash windows.

Wendover Street - West Side

210 Wendover Street. 2 story Wissahickon schist structure. Aluminum siding cornice, window and door frame. 2 1/1 sash window on second floor. Large double 1/1 sash windows on first floor.

212-230 Wendover Street. 3 story Wissahickon schist structure with aluminum siding mansard roof. 2 1/1 sash windows on third and second floor. Large double 1/1 sash window on first floor. Heavy pointing.

Jamestown Street - East Side

239 Jamestown Street. 3 story asphalt shingle structure with mansard roof. 2 1/1 sash windows on third, second and first floor. Porch has turned posts.

237 Jamestown Street. 3 story stucco structure with shingle roof. Aluminum siding cornice, door and window frame. 2 1/1 sash window on third, second and first floor.

235 Jamestown Street. 3 story stucco structure with aluminum siding mansard roof. Decorated wooden cornice. 2 1/1 sash windows.

233 Jamestown Street. 2 story stucco structure with decorated cornice. Wooden window and door frame. 1/1 sash windows.

231-223 Jamestown Street. 2 story stucco structure with aluminum siding cornice, door and window frame. 1/1 sash window.

221 Jamestown Street. 3 story Wissahickon schist structure with mansard roof. 2 1/1 sash window on third and second story. Aluminum siding window frame.

219 Jamestown Street. 2 story stucco structure with gabled roof. 2 chimney stacks. Aluminum siding cornice. 1/1 sash windows on second floor. 3 1/1 sash windows on first floor. Window on North bay has been removed.

Jamestown Street - West Side

236-234 Jamestown Street. 2 story Wissahickon schist structure with projecting asphalt shingle roof. 2 1/1 sash windows on second floor. Single 1/1 sash window on first floor. Wooden porch with turned posts.

232-226 Jamestown Street. 2 story Wissahickon schist structure with shingled pent eave roof. Large wooden

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bracketed cornice. 2 1/1 sash windows on second floor.

224 Jamestown Street. 2 story Wissahickon schist structure. Aluminum siding cornice, window and door frame. 2 1/1 sash windows on second floor.

222 Jamestown Street. 3 story stucco structure with mansard roof. 2 1/1 sash windows on third, second and first floor. Bracketed cornice.

218 Jamestown Street. 2 story stucco structure. Aluminum siding cornice. 2 1/1 sash windows on second floor.

216-206 Jamestown Street. 2 story stucco structure. Aluminum siding cornice. 2 1/1 sash windows on second floor. Segmental arches and keystones.

Cresson Street - North Side

4163 Cresson Street. 2 story Wissahickon schist structure with double hung windows on second floor. Entrance door is below grade.

4157 Cresson Street. 2 story stucco structure. Central garage door flanked by brick glass windows. "Leahy's Bus Service Inc., Charter and Rentals"

4153-4155 Cresson Street. 3 story structure sheathed in permastone. Aluminum siding window frame and cornice. 1/1 sash windows.

4151 Cresson Street. 1 story stucco structure with corbelled cornice. Central garage door. "Limousine and Ambulance Sales."

4127 Cresson Street. 3 story stucco structure with double hung sash windows on second and third stories. Aluminum siding cornice.

4125-4117 Cresson Street. 3 story Wissahickon schist structure with raised basement. Granite steps and water table. Aluminum siding window and door frame.

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4113 Cresson Street. 2 story stucco structure. Original 1/1 sash windows reduced to single glass paned windows. Door is also reduced in size. Wood cornice.

4111 Cresson Street. 2 story stucco structure with 1/1 sash windows on second floor. Original fenestration on first floor changed to single glass paned windows. "C. Brooke Jones Electrical Contractor."

Shurs Lane - East Side

100 Shurs Lane. Corner Bar and tavern. 3 story Wissahickon schist structure with asphalt shingle mansard roof. Double hung sash windows. Third story windows are gabled and bracketed. Glass brick windows installed on first story and around entrance door. Bay window on second story with decorated window frame. Granite water table, steps and basement.

107 Shurs Lane. 3 story Wissahickon schist structure with massive asphalt shingle mansard roof. 1/1 sash windows on all stories. Segmental arches. Granite steps, water table and Wissahickon schist basement.

127 Shurs Lane. 2 story stucco structure with porch. 1/1 sash windows. Aluminum siding window and door frame and cornice. Raised basement.

129 Shurs Lane. "Adam Kowalt's Post No. 1." Originally a 3 story Wissahickon schist structure with mansard roof. First story is sheathed in brick and extends to the south. Second story windows are blocked out in cement blocks.

135-137 Shurs Lane. 3 story Wissahickon schist structure with mansard roof. 1/1 sash windows.

141 Shurs Lane. 2 story brick structure with aluminum siding window frames. 1/1 sash windows. Projecting bay on second story.

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145 Shurs Lane. 2 story Wissahickon schist structure with gable roof. Dormer window is framed with gingerbread. 1/1 sash window on second floor. 4/4 sash window on first floor. Heavy pointing on the Wissahickon schist.

147-149 Shurs Lane. 2 story brick structure. 1/1 sash windows.

149-1/2 Shurs Lane. 2 story Wissahickon schist structure with a flemish curve roof line. Heavy projecting bay on second floor. Second floor is topped by a running cornice.

151 Shurs Lane. 3 story structure with shingled mansard roof. 1/1 sash windows. Central three tiered window pane on first floor topped with elliptical light.

153 Shurs Lane. 3 story structure with slate mansard roof. Bracketed cornice dormer on third story. 1/1 sash window. Wooden decorated window frames. Recessed entrance door with transom light. Marble water table, Wissahickon schist basement. Building is abandoned.

155-215 Shurs Lane. 2 story brick structure. Aluminum siding bay on second floor with 1/1 sash windows.

217-229 Shurs Lane. 2 story brick structure with central square bay on second floor. 1/2 sash windows. Aluminum siding bay.

367 Shurs Lane. 2 story Wissahickon schist structure with central square bay. 4/1 sash windows.

369 Shurs Lane. 2 story Wissahickon schist structure with federal designed metal cornice. 3 1/1 sash windows on second floor, wooden framed windows. Shop front window on first floor with transom light over central door. Building is abandoned.

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Shurs Lane - West Side

116 Shurs Lane. "Parisian Drapery Workroom, Ltd." 3 story stucco warehouse with gable end roof. 4/4 sash windows. Fan light at the gable.

124 Shurs Lane. 2 story stucco structure with 1/1 sash windows, overhanging bracketed cornice. Aluminum siding window frame.

132 Shurs Lane. 3 story stucco structure with 1/1 sash windows. Aluminum siding windows and cornice. Raised basement with Wissahickon schist.

134 Shurs Lane. 3 story stucco structure with overhanging wooden bracketed cornice, wooden window frames. Attached brick porch. Raised Wissahickon schist basement.

138 Shurs Lane. 2 story brick structure. Corbelled brick cornice.

140-144 Shurs Lane. 2 story stucco structure with dormer window framed in aluminum siding. 1/1 sash windows. 142 has no dormer window.

154 Shurs Lane. 3 story Wissahickon schist structure with 1/1 sash windows. Third story is sheeted in aluminum siding and has a central 1/1 sash window. Second story has 2 1/1 sash windows. Wooden porch with turned posts and veranda.

156 Shurs Lane. 3 story Wissahickon schist structure. Third story sheeted in aluminum siding. Projecting gable that breaks the roofline. Aluminum siding window frame on second story windows.

160-166 Shurs Lane. 3 story Wissahickon schist structure. Third story is sheathed in aluminum siding and has a gabled dormer window with 2 1/1 sash windows. Aluminum siding window frames.

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Silverwood Street - South Side

4470 Silverwood Street. Single working house, c. 1860. 2 story stucco structure with simple 1/1 fenestration. Molded wood cornice.

4472-4474 Silverwood Street. 2 story brick structure. Simple 1/1 fenestration. Aluminum siding cornice and window frame.

4506-4566 Silverwood Street. same as 4472-4474 Silverwood Street.

4578 Silverwood Street. 2 story stucco structure with double hung 1/1 sash windows on second floor. Shop front window on first floor.

4640-4656 Silverwood Street. Row of residence, c. 1860. 2 story Wissahickon schist structure with double hung 1/1 sash windows. Single leaf door with transom light, molded wood cornice.

4716-4722 Silverwood Street. Same as above description.

Silverwood Street - North Side

4405-4427 Silverwood Street. Worker's houses, c. 1860. 2 story stucco structure with double hung 2/2 lights. Single leaf door. Molded wood cornice with gable end roof.

4429-4473 Silverwood Street. Row of residence, c. 1860. 3 story Wissahickon schist structure with double hung windows. Single leaf door; molded cornice.

4471-4497 Silverwood Street. Row of residence, c. 1860. 3 story stucco structure with double hung windows. Single leaf door. Ornate bracketed cornice.

Sheldon Street

4743-4733 Sheldon Street. Row of residence. 2 story brick structure with double hung windows. Simple 1/1 fenestration. Single leaf door with transom light.

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4734-4720 Sheldon Street. Same description as above.

Leverington - East Side

395-377 Leverington. Series of twin houses. 2 story Wissahickon schist structure with projecting second story bay. Double 6/1 sash windows in bay, double 1/1 sash windows on first story. Porch situated over a raised basement.

373-365 Leverington. 2 story brick structure with 2 1/1 sash windows on second story. Pent eave porch.

Leverington - West Side

328-229 Leverington. Same description as 373-365 Leverington.

Green Lane - West Side

140 Green Lane. St. Lucy's Church

156-160 Green Lane. 2 story stucco structures with pitched roofs. Double hung 1/1 sash windows, single leaf door, molded cornice.

166-170 Green Lane. Row of residences. 2 story stucco structure. 2 1/1 sash windows on second floor. 1 1/1 sash window on first floor. Bracketed cornice. Transom light over door.

206-216 Green Lane. Row of residences. 2 story stucco structure with 1/1 sash windows. Single leaf door. Aluminum siding window frame.

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Green Lane - East Side

121-133 Green Lane. Row of residence. 2 story stucco structure with decorated wooden cornice. 1/2 sash windows. Single leaf door.

145-147 Green Lane. 3 story stucco structure with overhanging cornice. 2 1/1 sash windows.

155-173 Green Lane. 3 story stucco structure with mansard roof. 2 2/2 sash windows. Bracketed wooden cornice, massive bay on second floor.

185 Green Lane. St. John the Baptist Church.

Ripka Street - East Side

100-112 Ripka Street. Row of residence. 3 story stucco structure decorated wooden cornice. 1/1 sash windows. Decorated, wooden cornice. Single leaf door.

114-132 Ripka Street. 3 story brick structure with double hung 1/1 sash windows. Single leaf door with transom light, molded wood cornice.

208-216 Ripka Street. 2 story brick structure with double hung 1/1 sash windows. Simple 1/1 fenestration. Single leaf door with transom light.

220-240 Ripka Street. Same description as above.

Ripka Street - West Side

105-133 Ripka Street. 3 story stucco structure with wooden bracketed cornice. Two 1/1 sash windows on second floor. Transom window over entrance door.

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Hermitage Street - East Side

213-227 Hermitage Street. 3 story brick structure with molded cornice. Aluminum siding window and door frame. 1/1 sash windows. Single leaf door. Wooden cornice.

229-247 Hermitage Street. 3 story brick structure with a double 1/1 sash window on third floor, two 1/1 sash windows on second and first floor.

334-347 Hermitage Street. 2 story stucco structure with aluminum siding cornice. 2 1/1 sash windows on third, second, and first floor.

Hermitage Street - West Side

218-230 Hermitage Street. 3 story stucco structure. Third story is sheathed in aluminum siding. 2 1/1 sash windows on second floor. Single leaf door.

248-254 Hermitage Street. 3 story structure with heavy bracketed metal cornice. Second and third stories are of common brick bond. First story is stuccoed and separated from the stories by a running water table.

290-298 Hermitage Street. 2 story brick structure with aluminum siding cornice. Central bay on second floor with 3 1/1 sash windows.

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[1]Joseph Starne Miles, A Historical Sketch of Roxborough, Manayunk and Wissahickon, Philadelphia, 1940, 86.

[2]Fred Arthur Lovejoy, "Historic Notes of Olden Times in Roxborough and Manayunk," Manayunk Sentinel and Star, February 12, 1880, 34.

[3]John Leander Bishop, A History of Manufacturer's from 1680 to 1860, Philadelphia, 1866, 43.

[4]Ibid., 172.

[5]Ibid., 141.

[6]Melvin Thomas Copeland, The Cotton Manufacturing Industry in the U.S., Cambridge, 1912, 6.

[7]Ibid., 353.

[8]Ibid., 152.

[9]Edwin T. Freedley, Manufacturing Industry of Philadelphia in 1852, Philadelphia, 1859, 257.

[10]Ibid., 234.

[11]Ibid., 173.

[12]Lovejoy, 2.

[13]R.W. Givin, Manayunk, Roxborough and the Falls of the Schuykill, Philadelphia, 1883, 17.

[14]Charles V. Hagner, Early History of the Falls of the Schuykill and Manayunk, Philadelphia, 1869, 79.

[15]William H. Shank, The Amazing Pennsylvania Canals, York County, 1965, 9.

[16]Edwin Smith, The Pennsylvania Transportation Schuykill Navigation Company, Philadelphia, 1864, 24.

[17]Shank, 12.

[18]Smith, 8.

[19]Hagner, 79.

[20]Givin, 28.

[21]Givin, 38.

[22]George Kennedy, Roxborough, Wissahickon and Manayunk in 1891, Philadelphia, 1891, 100.

[23]Ibid., 109.

[24]Givin, 17.

[25]Hagner, 80.

[26]Hagner, 83.

[27]Monsignor Eugene Murphy, The Parish of St. John the Baptist, Philadelphia, 1932, 48.

[28]Miles, 91.

[29]Miles, 42.

[30]Garfinkel et al., "Manayunk: A Descriptive Study," Unpublished study by City Planning Student at the University of Pennsylvania, 1980, 3.

[31]Census Tract.

[32]Murphy, 178.

[33]Kathy McCormick, Real Estate Agent at the Manayunk and Roxborough Real Estate Agency, January 27, 1986.

[34]Peter Binzen, "Manayunkers Are Rugged Like Their Hills," Sunday Bulletin, September 28, 1969.

[35]Philadelphia City Planning Commission, Upper Schuylkill Waterfront District Plan, 1984.

[36]Geogory Byrnes, "A Mill Town is Getting Back in Gear," Philadelphia Magazine, November 21, 1982.

[37]McCormick

[38]Census Tract

[39]Study done for the Vieux Carre by the City of New Orleans.

[40]Byrnes, 6.

[41]E.L. Crow, "The Development Program for the Main Street Commercial District," Unpublished report prepared for the Philadelphia City Planning Commission in 1983, II-31.

[42]Byrnes, 1.

[43]Jim Quinn, "Manayunk Talks," Philadelphia Magazine, May 1981, 62.

[44]Byrnes, 6.

[45]Letter addressed to Steven E. VanVliet, Member of Public Expenditures in the Manayunk Neighborhood of Philadelphia, from Paul Curran, Northwest Area Planner of the Philadelphia City Planning Commission. Letter is dated December 2, 1985.

[46]Tax Reform Act of 1976 (Public Law 94-55), as amended by the Revenue Act of 1978 (P.L. 95-600) and the Tax Treatment Extension Act of 1980 (P.L. 96-541).

[47]Department of the Interior, "How to Apply for Certification of State and Local Statures and Historic Districts," How to #5, 1981, 5.

[48]County and Municipal Government Study Commission," Municipal Ordinance and Historic Preservation," Prepared by Heritage Studies, Princeton, N.J., 1980, 6.

[49]Ibid., 6.

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Miscellaneous

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City Hall Records Room
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Census of Population and Housing
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Philadelphia Historical Commission
City Hall Annex, 13th Floor
Philadelphia, PA.

Philadelphia Historical Society
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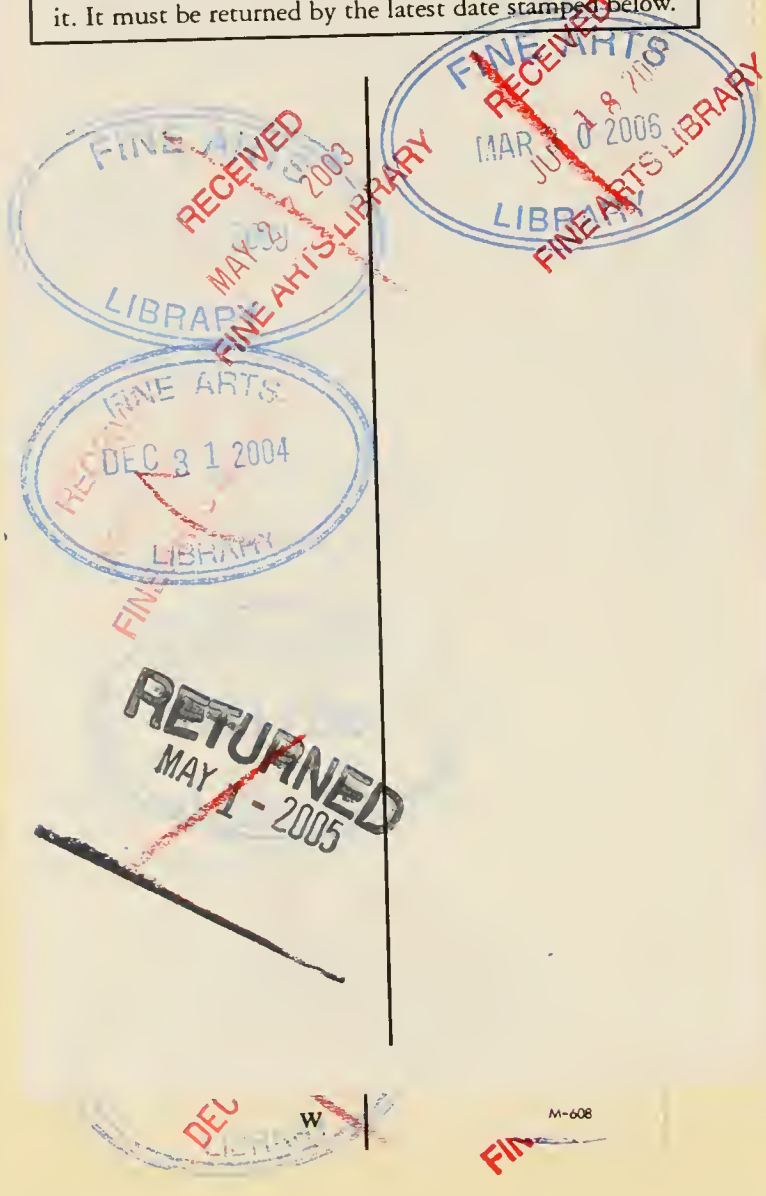

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